

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

April 21, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

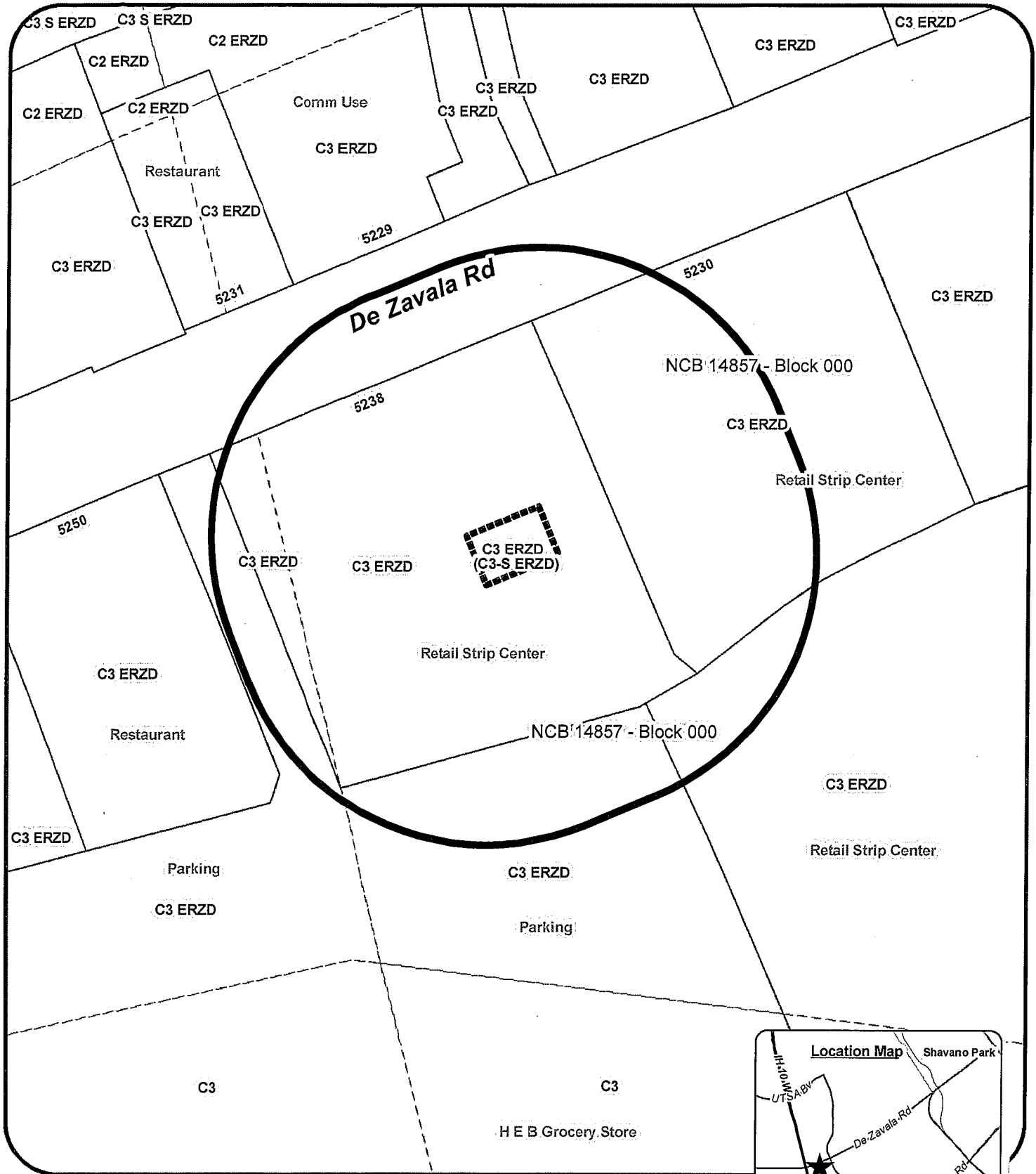
1. 12:45 P.M. Tobin Room - Work Session discussion of policies and administrative procedures and any items for consideration on the agenda for April 21, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of April 7, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009033 S ERZD:** A request for a change in zoning from “C-3 ERZD” General Commercial Edwards Recharge Zone District to “C-3 ERZD S” General Commercial Edwards Recharge Zone District with a Specific Use Authorization to allow a Pay Day Loan Agency on 0.0565 of an acre out of Lot 9, NCB 14857, 5238 De Zavala Road. (Council District 8)
7. **ZONING CASE NUMBER Z2009041 ERZD:** A request for a change in zoning from “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District to “C-2 ERZD” Commercial Edwards Recharge Zone District on Parcel-1A, NCB 17725, 3520 North Loop 1604 East. (Council District 10)
8. **ZONING CASE NUMBER Z2009043 ERZD:** A request for a change in zoning from “R-6 ERZD GC-1 MLOD” Residential Single-Family Edwards Recharge Zone Hill Country Gateway Corridor Military Lighting Overlay District to “C-3 ERZD GC-1 MLOD” General Commercial Edwards Recharge Zone Hill Country Gateway Corridor Military Lighting Overlay District on 6.045 of an acre out of NCB 14859 and NCB 14864, 16206, 15819, & 16303 Old Fredericksburg Road. (Council District 8)
9. **ZONING CASE NUMBER Z2008194 S:** A request for a change in zoning from “H I2” Heavy Industrial, Mission Historic District to “H C-2 S” Commercial, Mission Historic District with a Specific Use Authorization for a reception/banquet hall on 2.92 acres out of Lot 25, NCB 11176, 1319 March Avenue. (Council District 3)

10. **ZONING CASE NUMBER Z2009055 CD:** A request for a change in zoning from “R-4” Residential Single-Family District to “RD CD” Rural Development with a Conditional Use for a Dog Training Facility-Outdoor Permitted on Lot 1, Block 1, NCB 11692, 1503 Allena Drive. (Council District 1)
11. **ZONING CASE NUMBER Z2009072 S:** A request for a change in zoning from “MF-33” Multi-Family District to “R-6 S” Residential Single-Family District with a Specific Use Authorization for Licensed Child Care on Lot 13, Block 17, NCB 16410, 15043 Kamary Lane. (Council District 10)
12. **ZONING CASE NUMBER Z2009073 S:** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization to allow a cabinet shop on Lots 14 and 15, Block 12, NCB 16522, 6402 and 6406 Tahoka Boulevard. (Council District 6)
13. **ZONING CASE NUMBER Z2009074:** A request for a change in zoning from “MF-33” Multi-Family District and “I-1” General Industrial District to “C-1” Light Commercial District on the north irregular 537.9 feet of Lot 16, Block 4, NCB 8324, 5317 West Commerce. (Council District 5)
14. **ZONING CASE NUMBER Z2009078 S:** A request for a change in zoning from “I-1” General Industrial District to “I-1 S” General Industrial District with a Specific Use Authorization for Millwork and Wood Products Manufacturing on A-3, Lot 1 thru 12, A-27, NCB 7057 (4.8341 acres), 51 Essex Street. (Council District 2)
15. **ZONING CASE NUMBER Z2009079 CD:** A request for a change in zoning from “H MF-33” Multi-Family Olmos Park Terrace Historic District to “H C-1 CD” Light Commercial Olmos Park Terrace Historic District with a Conditional Use for auto sales on Lots 105, 106 and the east 20 feet of 107, Block 2, NCB 9004, 297 Lovera Boulevard. (Council District 1)
16. **ZONING CASE NUMBER Z2009080:** A request for a change in zoning from “R-6” Residential Single Family District, “MF-33” Multi-Family District and “C-1” Light Commercial District to “MF-50” Multi-Family District (32.439 acres) and “C-3” General Commercial District (13.821 acres) on 46.26 acres out of NCB 17189 and CB 4307, 4917 and 4949 Ravenswood Drive and 9334 Ray Ellison Boulevard. (Council District 4)
17. **ZONING CASE NUMBER Z2009082:** A request for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on 6.497 acres out of Block 33, NCB 18273, 6150 Rigsby Avenue. (Council District 2)
18. **ZONING CASE NUMBER Z2009083:** A request for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on 8.459 acres out of Block 54, NCB 18274 and 2.64 acres out of NCB 35132, 6320 Rigsby Avenue. (Council District 2)
19. **ZONING CASE NUMBER Z2009084:** A request for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on 28.145 acres out of NCB 35132, 6440 Rigsby Avenue. (Council District 2)
20. Director’s Report – No issue to report.

21. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2009-033 S ERZD

Council District 8

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.0565 Acres Out of NCB 14857 - Block 000 - Lot 9

Legend

Subject Property	=====	(0.0565 Acres)
200' Notification Buffer	—————	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	—————	



Planning & Development Services Dept
City of San Antonio
(04/07/2009 - E Hart)

CASE NO: Z2009033 S ERZD

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 8

Ferguson Map: 548 E1

Applicant Name:

Rob Jacknewitz

Owner Name:

Fiesta Trails Ltd. & WRI Fiesta Trails, LP

Zoning Request: From "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-3 ERZD S" General Commercial Edwards Recharge Zone District with a Specific Use Authorization to allow a Pay Day Loan Agency.

Property Location: 0.0565 of an acre out of Lot 9, NCB 14857

5238 De Zavala Road

On the south side of De Zavala Road, between IH 10 West to the west and Vance Jackson to the east.

Proposal: To allow a Pay Day Loan Agency

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located within a retail shopping center with access to De Zavala Road (a Secondary Arterial "Type A" street). The property is adjacent to C-3 zoning in all directions. The surrounding land uses consist of a retail strip center to the east, a H.E.B. grocery store to the south, as well as a restaurant and a variety of commercial uses to the north and west.

The applicant is requesting a zoning change to allow a pay day loan agency, which requires a Specific Use Authorization in C-3 zoning districts. The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Staff finds the request for a Specific Use Authorization to be appropriate given the subject property's location along a major arterial, and the prevalence of commercial zoning and uses to the north, south, east and west. Additionally, the proposed zoning district and use of the property are consistent with the current development pattern along this portion of De Zavala Road as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they are currently zoned commercial. The subject property is bound by existing commercial zoning to the east and south making commercial development of the property appropriate as well.

SAWS Summary:

1. SAWS staff does not object to the rezoning request.
2. The property is classified as a Category 1 property.
3. The proposed zoning change will not increase the impervious cover.

CASE MANAGER : Brenda Valadez 207-7945


[illegible]

PROPOSED CASH STORE LOCATION

INTERSTATE I-10 @ DE ZEVALA

W/D L

CITY OF SAN ANTONIO, TEXAS



SCALE: 100' = 1"

RECEIVED

09 FEB -9 PM 3: 19

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Patricia M. Garza, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2009033 (The Cash Store)

Date: February 9, 2009

SUMMARY

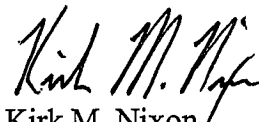
A request for a change in zoning has been made for an approximate 0.048-acre tract located on the city's north side. The change in zoning from **C-3 ERZD** to **C-3 S ERZD** is being requested by the applicant, Robert Jacknewitz. The change in zoning has been requested to allow for a check cashing business. The property is classified as a Category 1 property.

Currently the site is fully developed as a commercial retail business park with several businesses located within the overall property of Fiesta Trails. The subject property is located at 5238 De Zavala Rd., Suite 108. The subject site consists of approximately 0.048 acres out of the overall 34.40 acre Fiesta Trails Development, of which only 9.15 acres is located within the Edwards Aquifer Recharge Zone. The existing impervious cover for the project is 9.15 acre (94.36%). A check of basin compliance history for the regional basin for the subject site has reported a compliant history since approximately 2002. Additionally the proposed zoning change will not increase the impervious cover as the subject site is requesting the zoning change only to comply with the City of San Antonio Zoning Ordinance.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Cyclic and Marine Members, Undivided of the Edwards Aquifer, which consists of approximately 80-90 feet of thin to thick layers of moderately permeable limestone. Observation of underlying geology was not possible since the site is developed and covered with parking lots and buildings. The subject property is located in City Council District 8, near the intersection of IH 10 and De Zavala. The entire subject property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

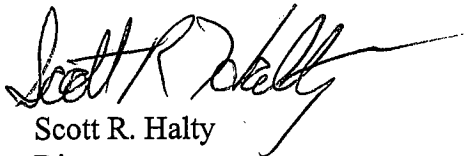
Zoning Commission Members
Z2009033 (The Cash Store)
Page 2

Based on the information submitted by the applicant, SAWS staff does not object to a check cashing business opening within the existing Fiesta Trails Business Park as the type of business proposed does not affect the water quality. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.



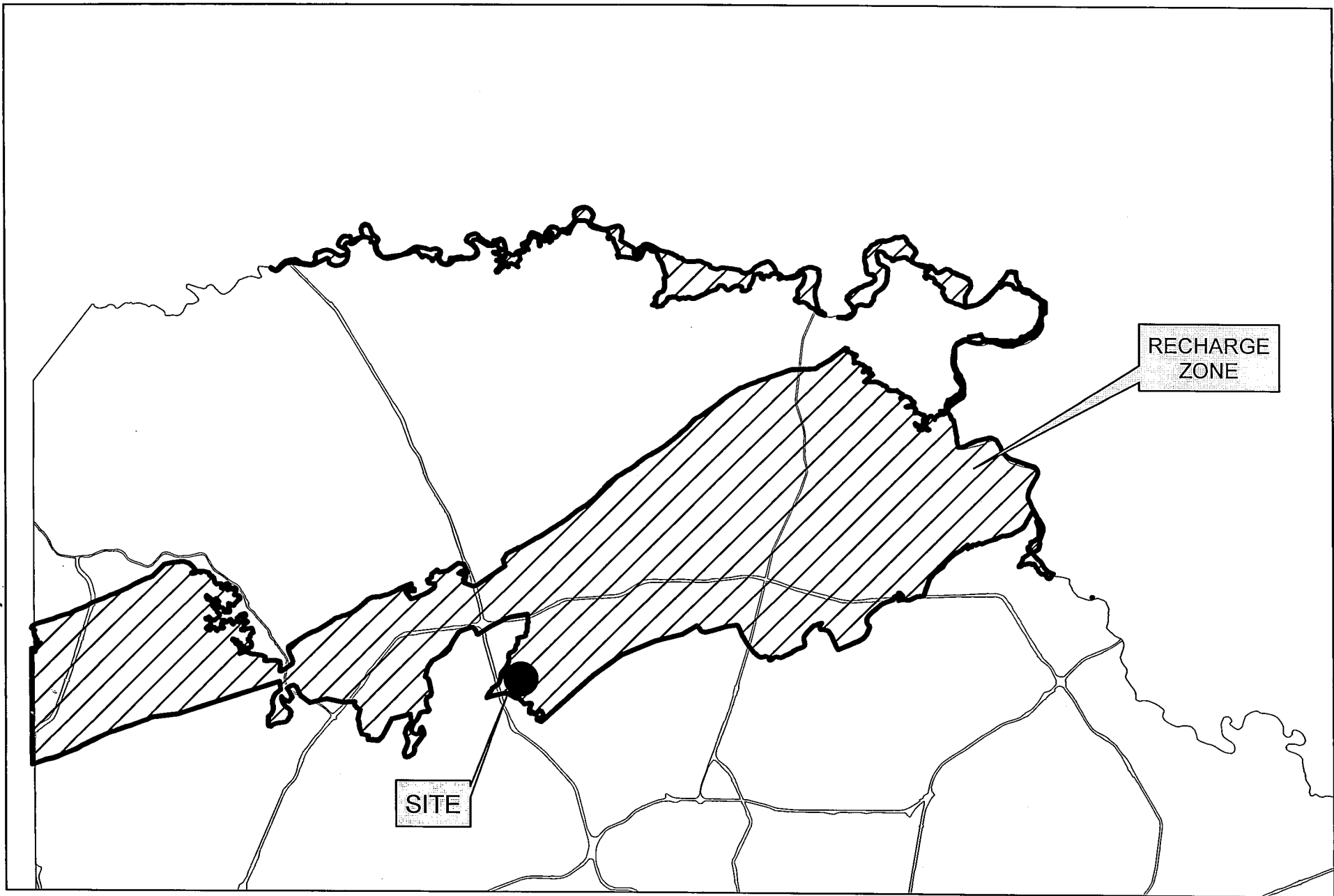
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:PMG



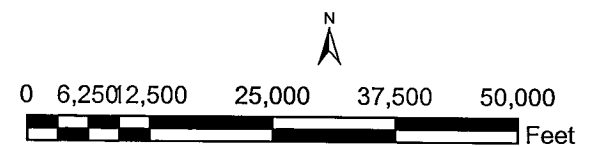
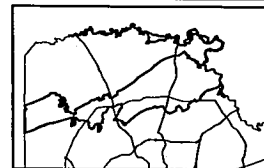
Zoning Case Name: The Cash Store -De Zavala

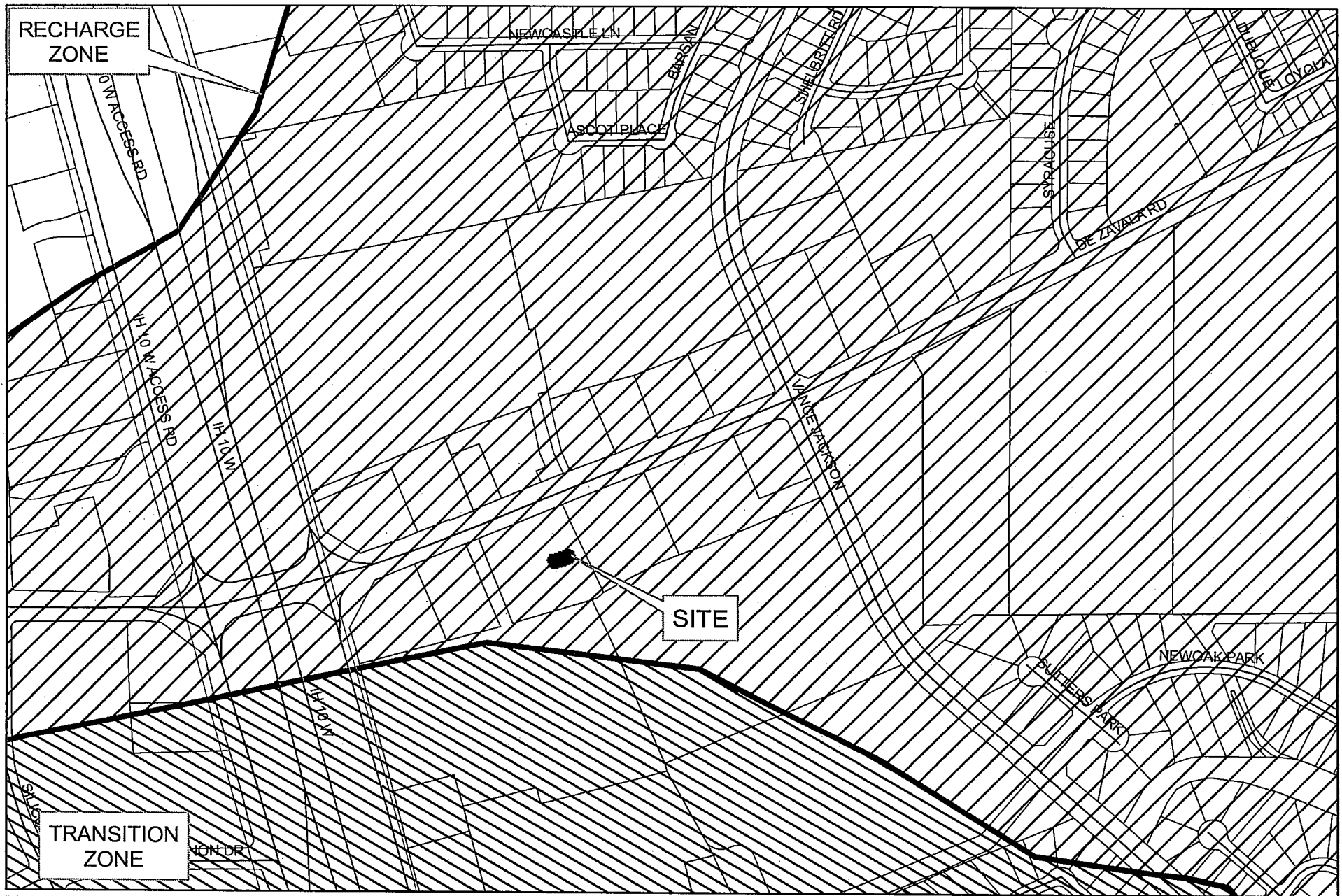
Zoning Case #: Z2009033

MAP: 548 E1 X=2099376, Y=13752661

Map Prepared by Aquifer Protection & Evaluation PMG 1/06/2009

FIGURE 1





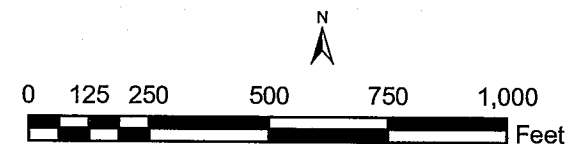
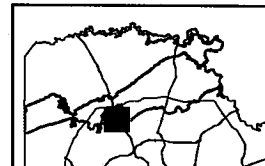
Zoning Case Name: The Cash Store -De Zavala

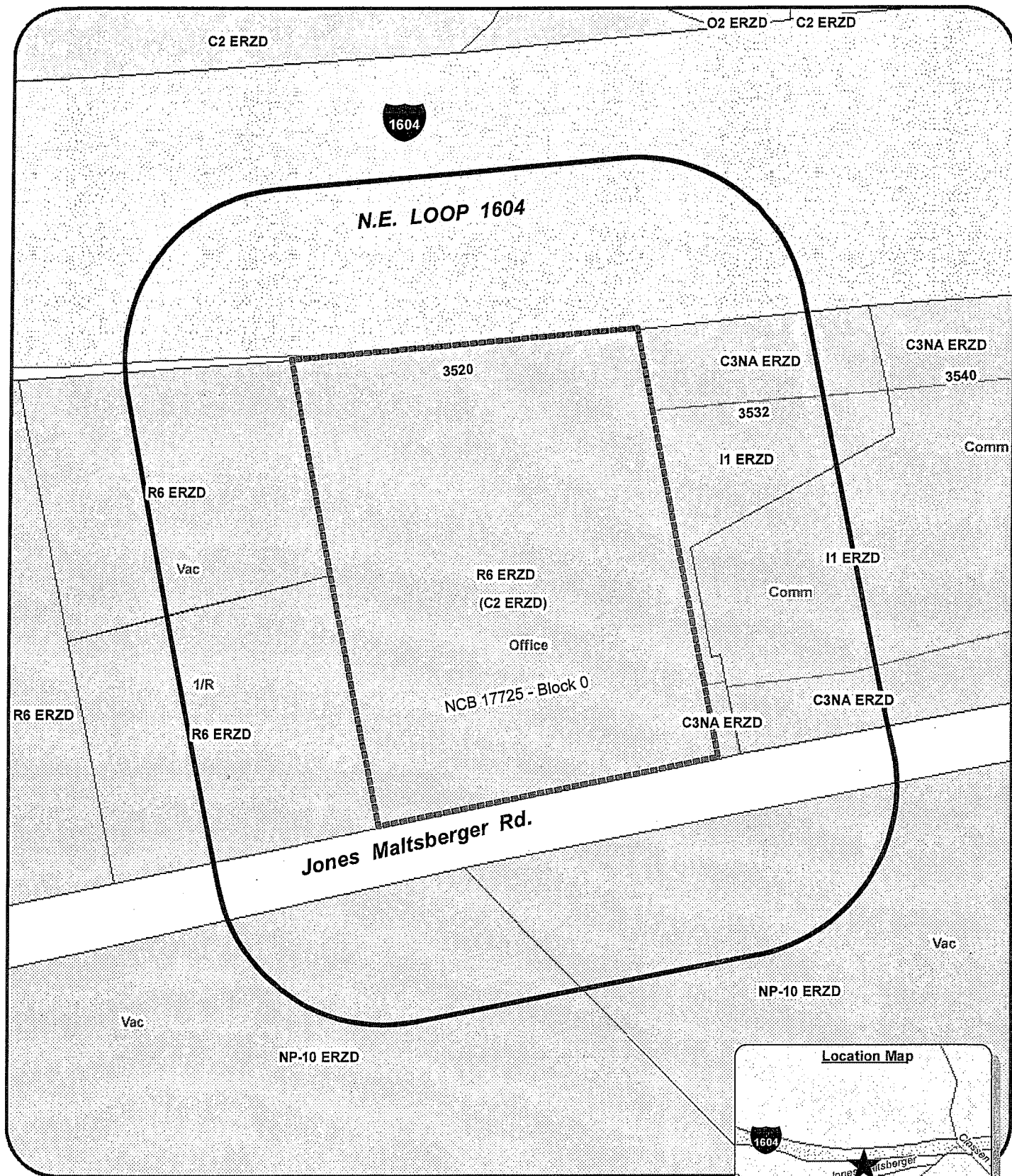
Zoning Case #: Z2009033

MAP: 548 E1 X=2099376, Y=13752661

Map Prepared by Aquifer Protection & Evaluation PMG 1/06/2009

FIGURE 2





Zoning Case Notification Plan

Case Z2009-041 ERZD

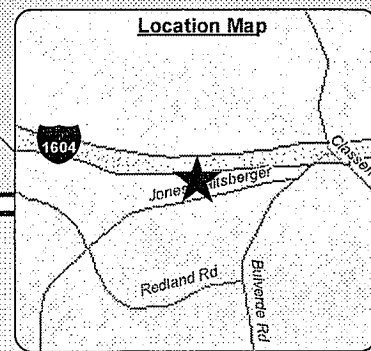
Council District 10

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 17725, Lot P-1A, Blk 00

Legend

- Subject Property (5.1560 acres)
- 200' Notification Buffer
- Current Zoning R6 ERZD
- Requested Zoning Change (C2 ERZD)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
1/27/2009
D. E. Castillo

CASE NO: Z2009041 ERZD

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District 10

Ferguson Map: 518 A4

Applicant Name:

Brown & Ortiz, P. C.

Owner Name:

Patricia L. and Don E. Brown

Zoning Request From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District.

Property Location: Parcel-1A, NCB 17725

3520 North Loop 1604 East

Between North Loop 1604 East and Jones Maltsberger Road

Proposal: To allow for a mixed use development and to bring the current use (Real Estate Office) into compliance.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The subject property is located on northeast side of San Antonio; on the south side of North Loop 1604 East and north side of Jones Maltsberger Road. The property was annexed in December of 1985, and totals 5.1560 acres and is currently occupied by an office building and storage building. The office building measures approximately 10,760 square feet and was constructed in 1970 and the storage building measures approximately 5,000 square feet and was constructed in 1986. A real estate office is currently operating out of the office building. The subject property was originally zoned "R-1" Single-Family Residence Edwards Recharge Zone District, which converted to "R-6" Residential Single-Family Edwards Recharge Zone District upon adoption of the 2001 Unified Development Code. Property to the east is zoned "I-1 ERZD" Light Industrial Edwards Recharge Zone District and "C-3NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District. Property to the west is zoned "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District. Property to the south across Jones Maltsberger Road is zoned "NP-10" ERZD Neighborhood Preservation Edwards Recharge Zone District.

The applicant is requesting this zoning change in order to bring the existing use of the subject property into compliance and to allow for further mixed use development. A significant amount of commercial zoning exists within the immediate vicinity of the subject property. Staff finds the request to be appropriate given the subject property's location on a major highway (North Loop 1604 East) as well as the prevalence of commercial zoning in the area, which includes the nearby node/ intersection of North Loop 1604 East and Bulverde Road.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50% on the site

CASE MANAGER : Pedro Vega 207-7980

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

RECEIVED
09 MAR 25 PM 4: 23

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2009041 (Loop 1604 Commercial)

Date: March 25, 2009

SUMMARY

A request for a change in zoning has been made for an approximate 5.156-acre tract located on the city's northeast side. A change in zoning from **R-6 ERZD to C-2 ERZD** is being requested by the applicant, Brown & Ortiz, PC. The change in zoning has been requested to allow for a mixed use development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 10, at 3520 N. Loop 1604 E. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD to C-2 ERZD and will allow for a mixed use development. The current business that is located on site is a real estate office.

2. Surrounding Land Uses:

Jones Maltsberger Road and undeveloped property lies south of the subject property. Current businesses lie to the east and west of the subject property. Loop 1604 lies to the north of the subject property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 29, 2009, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, lightly vegetated with native trees and grass throughout, approximately 5.15600 acres in area. One office building and one storage building were observed on the site. The subject property was maintained as a commercial property. One water well was observed to be in use on the subject property.

Little exposure of bedrock was observed within the subject site. The subject property was observed with a moderate soil cover of several inches depth throughout its entire extent.

The site appeared to slope slightly to the southeast. Stormwater occurring on the subject site would drain to the southeast, toward an unnamed tributary to Elm Waterhole Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer within the northeast corner of the property, and underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer within the southwest portion of the site.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick.

- C. The subject site was observed to be covered with significant soil cover and existing concrete cover. No sensitive geologic features were observed on the subject site, other than the observed water well in use by the site occupants.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A well was observed on the site and appears to still be in use. There is potential for contamination of the Edwards Aquifer via the well when it is discontinued before proposed construction.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.

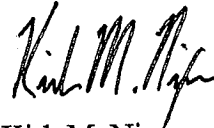
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 is commonly used by San Antonio as a default zoning for annexed properties that do not have a developed land use at the time of annexation. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. The existing well must comply with the appropriate sections of the City Code Ch. 34, Division 2.
4. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.

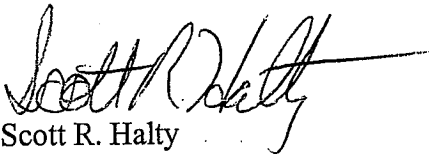
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



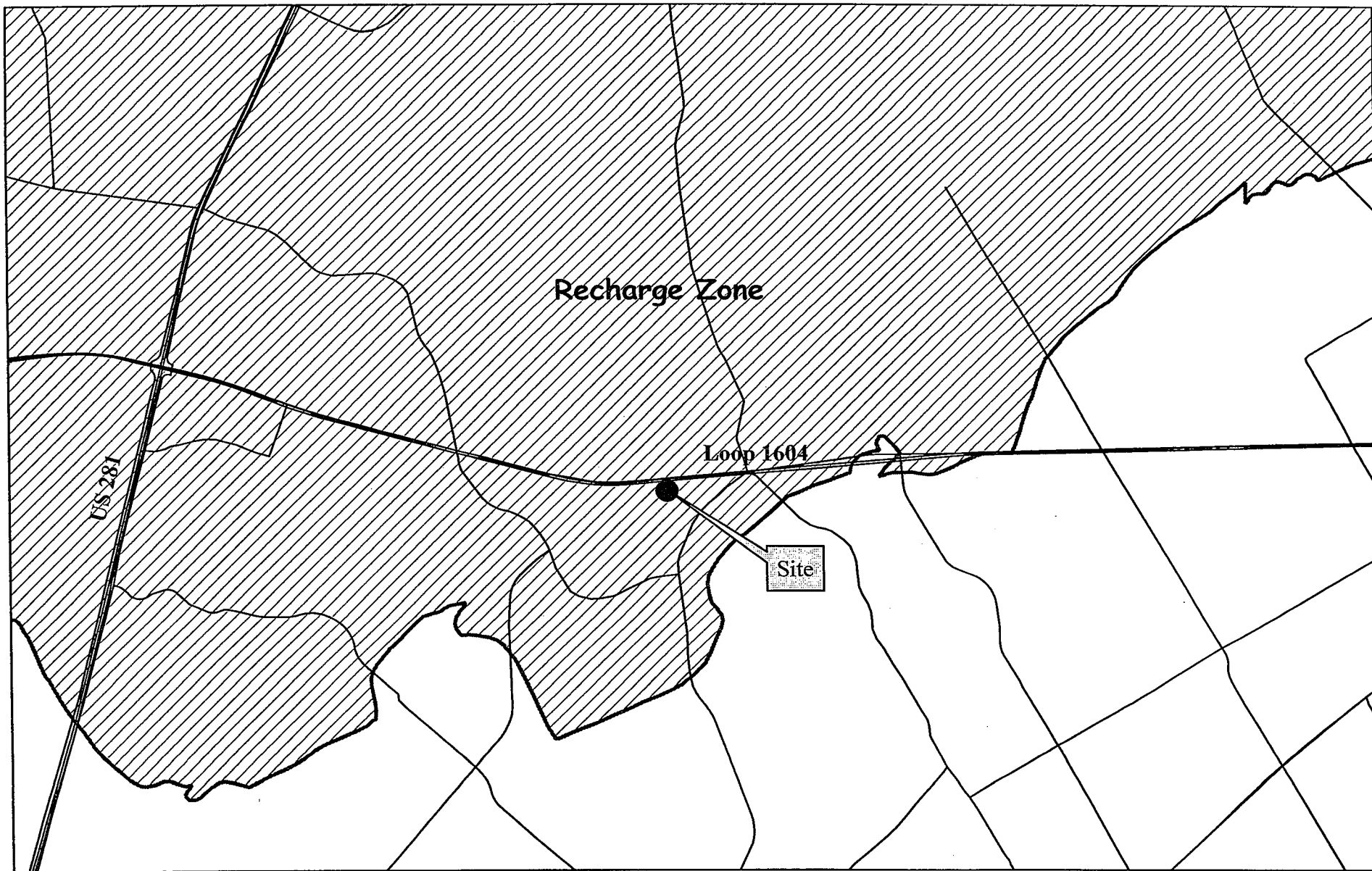
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



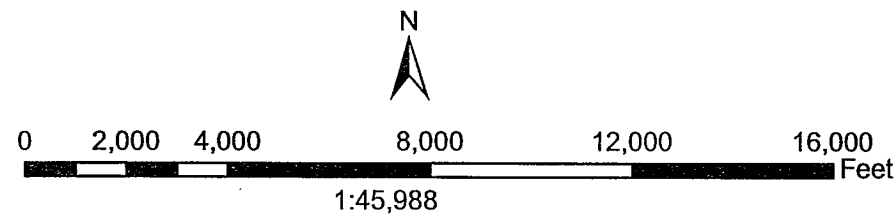
Zoning Case No. Z2009041 Figure 1

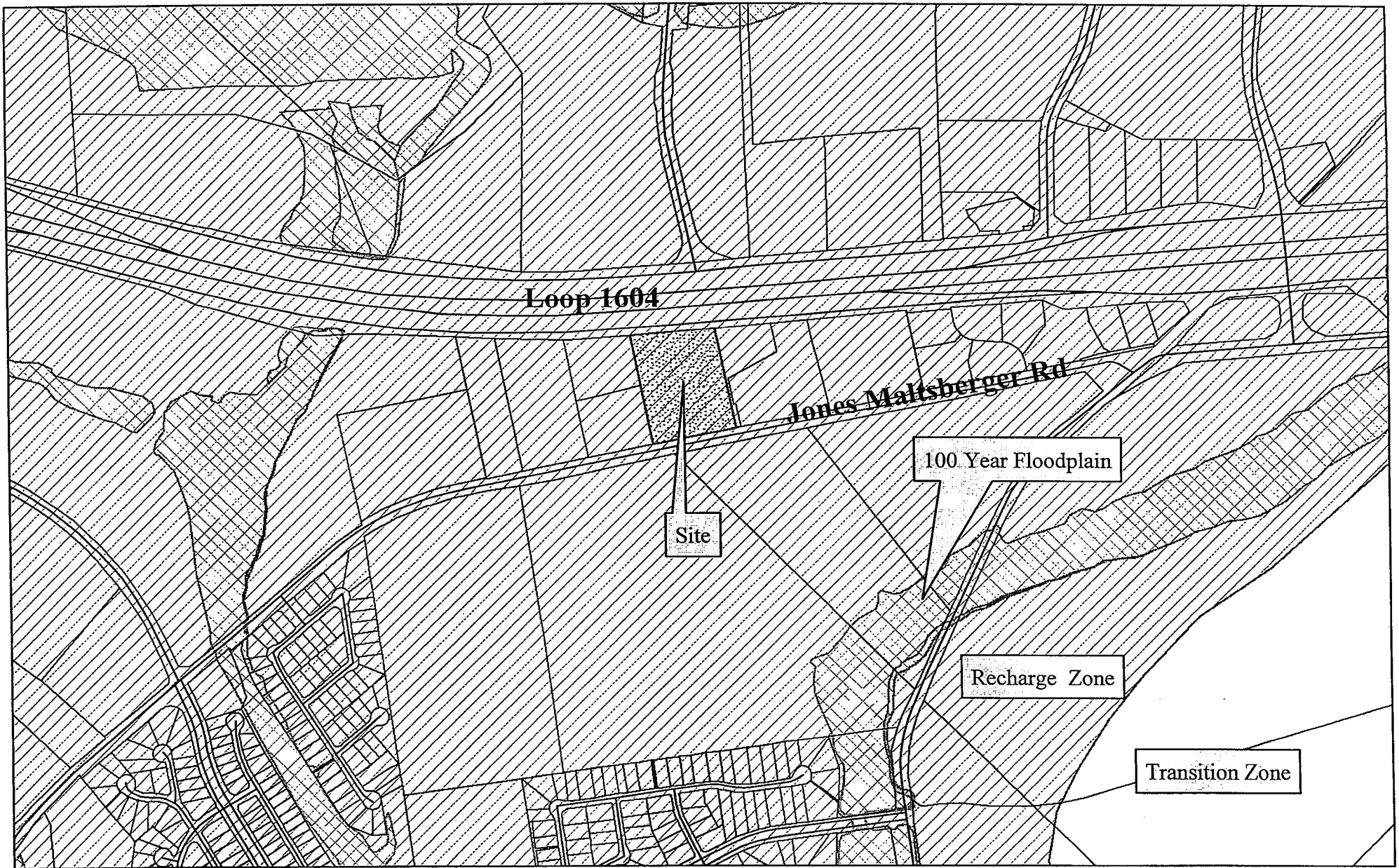
Loop 1604 Commercial

Map Page 518 A4

X=2150418 Y=13765781

Map Prepared by Aquifer Protection and Evaluation MJB 1/22/2009





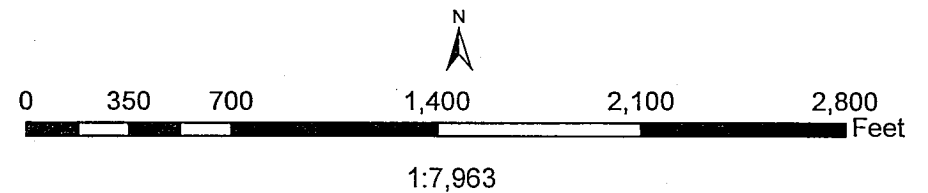
Zoning Case No. Z2009041 Figure 2

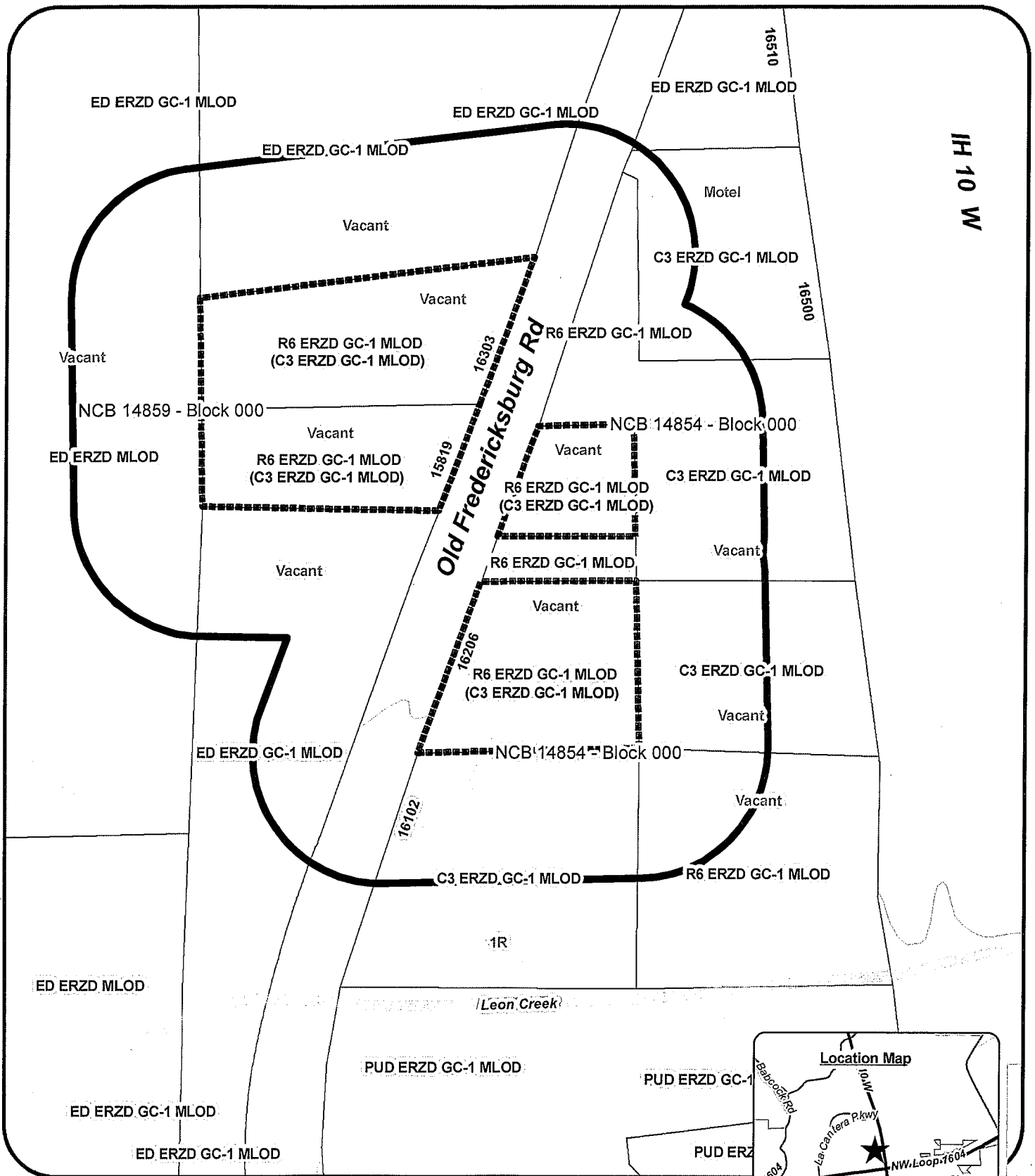
Loop 1604 Commercial

Map Page 518 A4

X=2150418 Y=13765781

Map Prepared by Aquifer Protection and Evaluation MJB 1/22/2009





Zoning Case Notification Plan

Case Z2009043 ERZD

Council District 8

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 6.045 acres out of NCB 14859 & 14864

Legend

Subject Property (6.045 Acres)

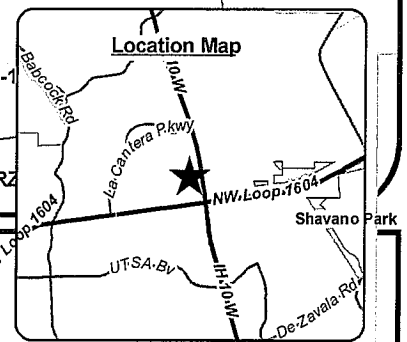
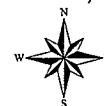
200' Notification Buffer

Current Zoning

Requested Zoning Change

100-Year FEMA Floodplain

R6 (R6)



Planning & Development Services Dept
City of San Antonio
(04/08/2009 - E Hart)

CASE NO: Z2009043 ERZD

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 8

Ferguson Map: 514 C4

Applicant Name:

Kaufman & Killen, Inc.

Owner Name:

LaCantera Development Co.

Zoning Request: From "R-6 ERZD GC-1 MLOD" Residential Single-Family Edwards Recharge Zone Hill Country Gateway Corridor Military Lighting Overlay District to "C-3 ERZD GC-1 MLOD" General Commercial Edwards Recharge Zone Hill Country Gateway Corridor Military Lighting Overlay District.

Property Location: 6.045 of an acre out of NCB 14859 and NCB 14864

16206, 15819, & 16303 Old Fredericksburg Road

On the west side and east side of Old Fredericksburg Road between North Loop 1604 West to the south and La Cantera Parkway to the north.

Proposal: To allow the development of a mixed use project.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis (TIA) will be required.

Staff Recommendation:

Approval

The subject property consists of vacant land with frontage on Old Fredericksburg Road. The property is adjacent to C-3 and R-6 zoning to the east, ED zoning to the west and north and C-3 and ED zoning to the south. The surrounding land uses consist of undeveloped land to the west and east, vacant land and a motel to the northeast and a residential dwelling and Leon Creek to the south. The property directly to the south and southeast, which is located at 16102 Old Fredericksburg Road, was the subject of a rezoning case in 2008 (Z2008017) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to C-3 General Commercial District.

The applicant is requesting a zoning change to allow a mixed use development consisting of office and retail uses. The requested zoning is consistent with the development trends and patterns along this portion of IH-10 West. Although the primary frontage of the subject property is along Old Fredericksburg Road, the property is within 1,000 feet of the IH-10 West frontage sandwiched between "ED" Entertainment District to the west and commercial zoning fronting IH-10 to the east. Therefore, the proposed zoning is in character with the zoning of other properties like it in the area, also zoned C-3. The "GC-1" Gateway Corridor Overlay District provides design standards so that commercial development will respect the hill country gateway.

Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property is not immediately adjacent to Camp Bullis and is less than 10 acres, the Garrison Commander has no concerns with the rezoning request. Further, this property will be subject to the MLOD lighting standards.

SAWS Summary

CASE NO: Z2009043 ERZD

Final Staff Recommendation - Zoning Commission

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

CASE MANAGER : Brenda Valadez 207-7945

RECEIVED

09 APR -3 PM 1:24

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2009043 (Town Center @ La Cantera)

Date: April 3, 2009

SUMMARY

A request for a change in zoning has been made for an approximate 6.045-acre tract located on the city's northwest side. A change in zoning from **R-6 ERZD, R-6 ERZD GC-1** to **C-3 ERZD, C-3 ERZD GC-1** is being requested by the applicant, Kaufman & Killen, Inc., by Mrs. Lucy M. Peveto. The change in zoning has been requested to allow for commercial development. The property is classified as a Category 2.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at 16206, 15819, 16303 Old Fredericksburg Rd., near the northwest intersection of Loop 1604 and IH-10 West. A total of 6.045 acres of the property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD, R-6 ERZD GC-1 to C-3 ERZD, C-3 ERZD GC-1 and will allow for the construction of commercial development. Currently, the site is undeveloped.

2. Surrounding Land Uses:

The property located at 16206 Old Fredericksburg Rd is bounded by undeveloped land to the north and east, Old Fredericksburg Rd. bounds the western portion of the property, and an existing single-family residential lot borders the south side. The properties located at 15819 & 16303 Old Fredericksburg Rd. are bound by undeveloped land to the north, west, and south. Old Fredericksburg Rd. borders the eastern portion of the properties.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on February 4, 2009, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as two separate lots. The first lot, located east of Old Fredricksburg Road, was observed as a previous residential property, and was lightly vegetated with native trees and grass throughout, approximately 2.451 acres in area. Two single family residential structures were recently demolished on this lot. This lot was observed with 2 water wells, properly plugged and abandoned, as per the SAWS well plugging permits # 3626 & # 3627. An abandoned Underground Storage Tank (UST) was observed on site.

The second lot, located west of Old Fredricksburg Road, was observed as a previous residential property, and was heavily vegetated with native trees and grass throughout, approximately 3.591 acres in area. This lot was observed with significant quantities of placed rock debris, and an in-ground feature that had been in filled with rock debris. A capped water well was observed but not properly plugged on this lot. The in-ground feature was identified in a previous Geologic Assessment as a man-made feature, and was rated as non-sensitive.

Little exposure of bedrock was observed within the first subject site. The subject property was observed with a moderate soil cover of several inches depth throughout its entire extent.

Moderate exposure of bedrock was observed within the second subject site. Light gray slightly vuggy limestone bedrock and float rock were observed with light to moderate soil cover.

Both subject sites appeared to slope slightly to the south. Stormwater occurring on the subject sites would drain to the south, toward Leon Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. The exposed limestone observed on the second site was consistent with characteristics of the Dolomitic Member.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

- C. The first subject site was observed to be covered with significant soil cover. No sensitive geologic features were observed on the subject site, other than the two observed plugged water wells and the Underground Storage Tank with unknown contents. SAWS recommend that the UST be properly removed and remediated.

The second subject site was observed with moderate rock exposure. No sensitive geologic features were observed on the subject site, other than the unplugged water well. SAWS recommend that the water well be properly plugged and abandoned.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Site Specific Concerns:

- A. The southwestern portion of the property located at 16206 Old Fredericksburg Rd. lies within the Upper Leon Creek Watershed and the 100-year floodplain where recharge may occur.
- B. During the site evaluation on February 4, 2009 an abandoned underground storage tank was observed on the subject site. On March 2, 2009, the Aquifer Protection & Evaluation section received documentation from the applicant for the removal of the abandoned underground storage tank. The underground storage tank was removed on February 20, 2009.
- C. An existing septic system was observed on the site and there is potential for contamination of the Edwards Aquifer.
- D. One capped well was observed on site located at 16303 Old Fredericksburg Rd. There is potential for contamination of the Edwards Aquifer via the well.

2. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

- 1. The impervious cover shall not exceed 50% on the site.
- 2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
- 3. A floodplain buffer shall be provided on the property located at 16206 Old Fredericksburg Rd. as required in Ordinance No. 81491, Section 34-913.
- 4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
- 5. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
- 6. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

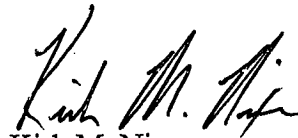
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
9. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division and be approved by the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.

- B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

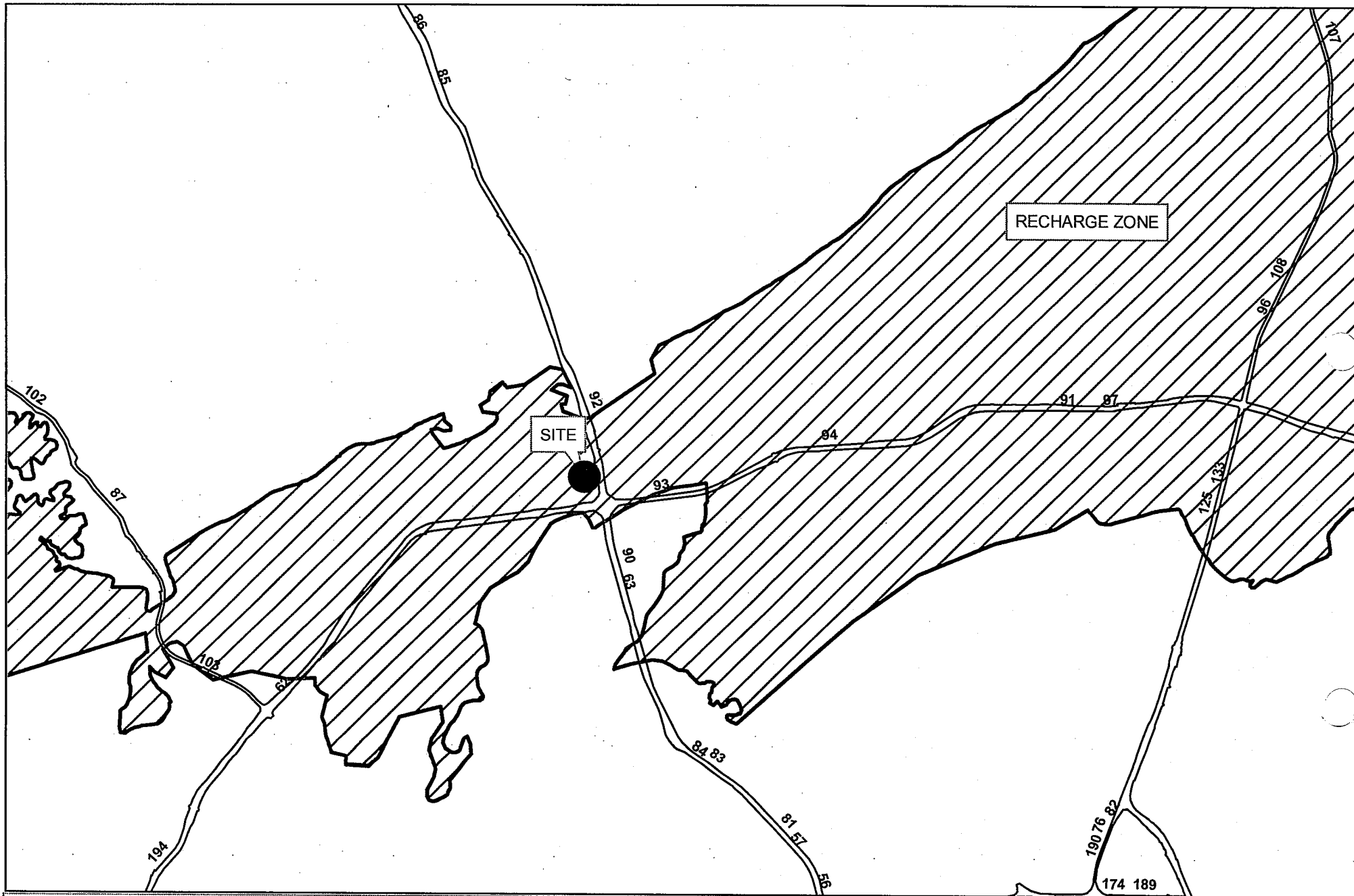
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:MAE

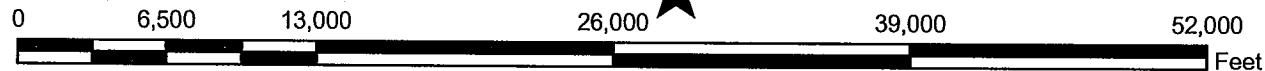


ZONING FILE: TOWN CENTER @ LA CANTERA UNIT-1 (FIGURE 1)

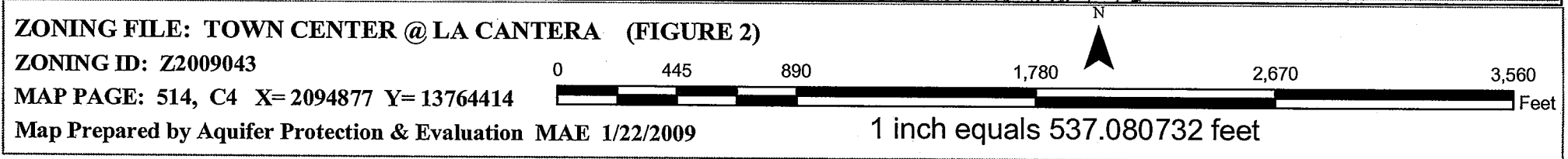
ZONING ID: Z2009043

MAP PAGE: 514, C4 X=2094877 Y=13764414

Map Prepared by Aquifer Protection & Evaluation MAE 1/22/2009



1 inch equals 8,114.189751 feet



CASE NO: Z2008194 S

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Case Postponed by Applicant on July 15, 2008.

Council District: 3

Ferguson Map: 651 A8

Applicant Name:

GGE Consulting Engineers, Inc.

Owner Name:

Tomas and Zoraida G. Villarreal

Zoning Request: From "H I-2" Heavy Industrial, Mission Historic District to "H C-2 S" Commercial, Mission Historic District with a Specific Use Authorization for a reception/banquet hall.

Property Location: 2.92 acres out of Lot 25, NCB 11176

1319 March Avenue

The north side of March Avenue, approximately 650 feet east of Damon Road

Proposal: To allow for a reception/banquet hall.

Neigh. Assoc. None

Neigh. Plan Stinson Airport Vicinity Land Use Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial

The subject property was annexed in 1952 and totals approximately 2.92 acres. There are two existing commercial structures on the subject property. The Mission Historic District overlay was added to the subject property by City Council on February 17, 1977 (Ord. 47699.) The property was later zoned H I-2, which was approved by the City Council on January 9, 1986 (Ordinance #62153.) Upon adoption of the 2001 Unified Development Code, the existing I-2 zoning converted from the previous I-2 zoning. The I-2 zoning classification does not allow a banquet/ reception hall use by right.

"H I-1" General Industrial, Mission Historic District zoning currently exists to the east and west of the subject property. Property to the north is zoned "H R-4" Single-Family Residential, Mission Historic District. Property to the south across March Avenue is zoned "H R-6" Single-Family Residential, Mission Historic District. Land uses immediately adjacent to the proposed development consist of single-family homes to the east and west of the subject property. There is undeveloped land to the north and the San Jose Burial Park is located to the south across March Avenue.

The applicant is requesting C-2 S in order to allow for a banquet/ reception hall. Staff finds the requested zoning to be inappropriate, as it would allow a specific use too intense for the location and out of character with the existing residences. The Stinson Airport Vicinity Land Use Plan calls for Community Commercial land use for the subject property, which would allow for office uses, professional services and retail uses of moderate intensity and impact. The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. Staff would consider this location mid-block on March Avenue, a local road, inappropriate for a banquet/ reception hall use.

The owner was issued a citation for enclosing a commercial structure without building permits. The applicant is now undergoing the plan review process, but has not received approvals from the Historic and Design

CASE NO: Z2008194 S

Final Staff Recommendation - Zoning Commission

Review Commission or the Stormwater division. If this zoning request is approved, the owner will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping and setbacks.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008194

Address: 1319 March Avenue

Existing Zoning: H I-2

Requested Zoning: H C-2 S
Historic Commercial with a Specific
Use Authorization for a
reception/banquet hall

Registered Neighborhood Association(s): None.

Neighborhood/Community/Perimeter Plan: Stinson Airport Vicinity Land Use Plan

Future Land Use for the site: Community Commercial

Analysis:

The subject property is approximately 2.92 acres and is located at the north side of March Avenue. There are no commercial uses located around the subject property. Single Family residences abut the property to the east and to the west. There is undeveloped land to the north and San Jose Burial Park is located to the South across March Avenue. The Mission Historic District overlay was added to the subject property by the City Council on February 17, 1977.

The future land use in the Stinson Airport Vicinity Land Use Plan designates this property as Community Commercial. Community Commercial land uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

A reception/banquet hall would be considered a high intensity commercial use and would not be appropriate for this mid-block local street location. The Plan does not envision such a high intense commercial use for this specific location. However, Community Commercial Zoning District is supported by the Land Use Plan.

Other Comments:

Places of assembly and congregation close to the airports are not desired by airport authorities. Compatible Land Use Zoning for Airports in Texas, a section of the Airport Compatibility Guidelines, prepared by Texas Department of Transportation, Aviation Division in 2003 on page 9 states that "*Land uses where people congregate such as schools, churches, theaters, and hospitals also may be incompatible.*" In addition to that, the subject property is only 2,600 feet away from one of the runways and directly on the flight path. Allowing such a high intensity use where people will congregate on a flight path may affect public safety.

Neighborhood and Urban Design Division Zoning Case Review

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☐ Denial

☒ Alternate Recommendation: Approve H C-2; deny S

Reviewer: John Osten

Title: Senior Planner

Date: April 13, 2009

Manager Review: Nina Nixon-Mendez

Date: April 13, 2009

CITY OF SAN ANTONIO
AVIATION DEPARTMENT
Interdepartmental Correspondence Sheet

TO: Leslie Zavala, Development Services Department

FROM: Jerry Rankin

COPIES TO: City of San Antonio Zoning Commissioners

SUBJECT: Zoning Case Z2008194



DATE: July 14, 2008

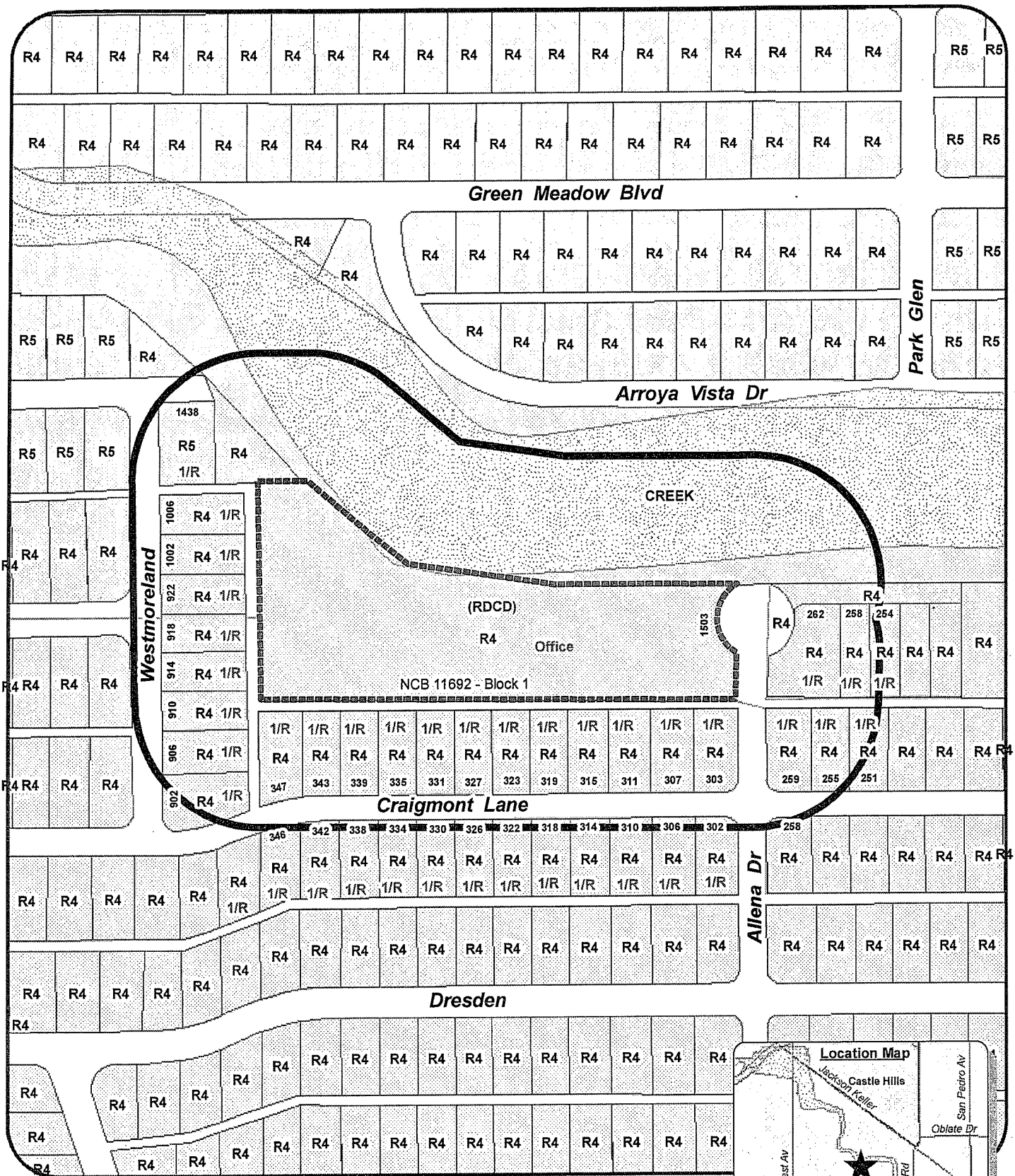
The Aviation Department is in receipt of your request to review zoning case Z2008194.

This property located on the north side of March Avenue, approximately 650 feet east of Damon Road and is less than .58 mile northwest of runway 14, which is one of the primary runways for Stinson Municipal Airport. The property listed as Block 000 NCB 11176 is located outside the noise contours. The zoning request change to primary "C-3 H" commercial meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at the Noise Mitigation office at 207-3471.


Jerry Rankin
Noise Mitigation




Zoning Case Notification Plan

Case Z2009-055 CD

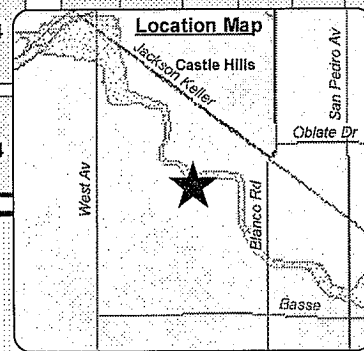
Council District 1

Scale: 1" approx. = 200'

Subject Property Legal Description(s): NCB 11692 Blk 1 Lot 1

Legend

- Subject Property (3.975 acres)
- 200' Notification Buffer
- Current Zoning R-4
- Requested Zoning Change (RD)CD
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

CASE NO: Z2009055 CD

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District 1

Ferguson Map: 582 B2

Applicant Name:

Guide Dogs of Texas, Inc.

Owner Name:

Guide Dogs of Texas, Inc.

Zoning Request From "R-4" Residential Single-Family District to "RD CD" Rural Development with a Conditional Use for a Dog Training Facility-Outdoor Permitted.

Property Location: Lot 1, Block 1, NCB 11692

1503 Allena Drive

On the west side of Allena Drive, south of Olmos Creek

Proposal: To expand an existing guide dog facility (The Guide Dogs of Texas, Inc.)

Neighborhood Association: North Central Neighborhood Association

Neighborhood Plan: Greater Dellview Area Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, pending plan amendment.

The applicant's request is inconsistent with the Greater Dellview Area Community Plan, which identifies Parks/Open Space as the future land use for the 3.9750 acre site. The applicant has applied to amend the Community Plan to a Low Density Residential land use classification for the 3.9750 acre site. The Planning Commission recommended approval of the plan amendment on March 25, 2009 and . Staff is recommending approval of the proposed amendment.

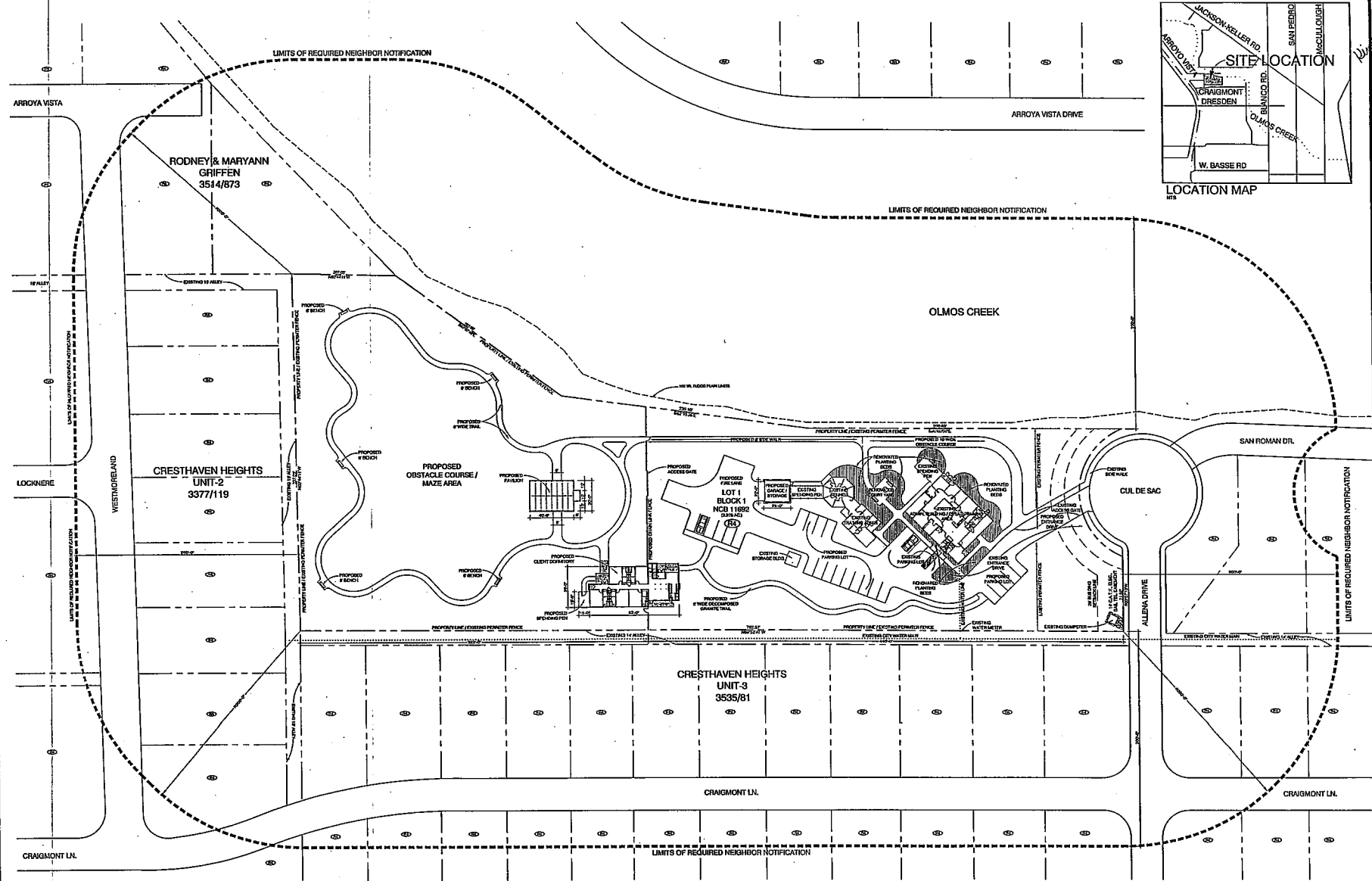
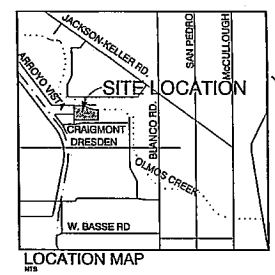
The subject property was annexed in October of 1951, and totals approximately 3.9750 acres. The subject property was originally zoned "B" Residence District, which converted to "R-4" Residential Single-Family District upon adoption of the 2001 Unified Development Code. The subject property is located on the northwest side of the Allena Drive and San Roman Drive intersection. The Olmos Creek drainage channel is located north of the subject property. Surrounding zoning includes "R-4" Residential Single-Family District to the west, south and across Allena Drive to the east. Surrounding land uses include single-family dwellings west, south and across Allena Drive to the east. There is an alley located to the west and south, which separates the subject property from an adjacent "R-4" zoned single-family residential neighborhood.

Guide Dogs of Texas is currently seeking "RD CD" zoning from the City of San Antonio that will allow its current operations to continue and would permit the building of training pathways, a pavilion, a storage shed, a second residential style building for the training of the organization's clients as well as other facilities. Guide Dogs of Texas is a Texas non-profit corporation with the mission of raising, training and providing guide dogs to blind and visually impaired Texans. The Guide Dogs of Texas facility located at 1503 Allena Drive is the only facility of its kind in Texas and one of only 13 such facilities in the United States.

The Rural Development district "RD" is established to encourage the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

CASE MANAGER : Pedro Vega 207-7980

Project No. 112-09
 Date 1/12/09
 The seal of this State agrees to assume all responsibility for any modification to or use of this drawing after the date of completion with the requirements of the Texas Board of Architectural Examiners. The person may make any modification to this drawing showing the relevant date. The Architect's express written permission.



PLAN NORTH
 TRUE NORTH
1 CONCEPTUAL SITE PLAN / ZONING EXHIBIT
 SITE ADDRESS
 17-40-07

CONCEPTUAL SITE PLAN & ZONING EXHIBIT
GUIDE DOG OF TEXAS
 1503 ALLENA DRIVE
 SAN ANTONIO, TEXAS

Revisions

SEAN VAUGHN & KAHN, INC.
 745 E. Midway Ave., Suite 201
 San Antonio, Texas 78215-1106
 Tel: 214-225-2549 Fax: 214-225-2553

R/K

Architects
 Interior Designers
 Landscape Architects

SP-101
 CONCEPTUAL SITE PLAN /
 ZONING EXHIBIT

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009055

Address: 1503 Allena Drive

Existing Zoning: R-4

Requested Zoning: C-2 CD

Registered Neighborhood Association(s): North Central

Neighborhood/Community/Perimeter Plan: Greater Dellview Area Community Plan

Future Land Use for the site: Parks/Open Space

Analysis:

The applicant is requesting a C-2 CD zoning designation to expand an existing facility into a variety of uses, including a pavillion, a dog spending pen, garage/storage, client dormitory, obstacle/maze area, fence, entrance drive, trails, and parking. The subject property is approximately 3.975 acres and located on the northwest side of the Allena Drive and San Roman Drive intersection. The Olmos Creek drainage channel is located north of the subject property. Surrounding the property to the south and west is Single Family Residential land use and an alley.

The Greater Dellview Area Community land use plan designates this property as Parks/Open Space. Parks include public or private land uses that encourage passive or active outdoor recreation. Examples include public pocket, regional, or linear parks, hike and bike trails, as well as private parks associated with subdivisions and homeowner's associations. Parks should be located for convenient, yet safe, neighborhood and community access. They should be sized sufficient to provide adequate facilities for the neighborhood or community they serve. Open space includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights of way.

Other Comments:

The proposed C-2 zoning classification would present a commercial encroachment into an existing residential area that is not supported by the Dellview Area Community Plan. This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Community Commercial would conflict with Action Step 5.1.4, "Diminish occurrences of commercial encroachment into residential areas."(p.56)

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☐ Denial

☒ Alternate Recommendation:

Requested use of the subject property can be accommodated as long as the base zoning, single family residential district, is maintained. Since the subject property is surrounded by buffer like features -drainage channel to the north, public right of way to the east and alley to the south and west- the proposed use of this parcel can be isolated from the surroundings. Due size and rural characteristics of this parcel, a "RD" Rural Development District with a conditional use for "L" Light Industry is recommended. This would require a plan amendment to Low Densiy Residential land use.

Reviewer: John Osten

Title: Senior Planner

Date: 02/10/09

Manager Review: Nina Nixon-Mendez

Date: 02/18/09

CITY OF SAN ANTONIO
AVIATION DEPARTMENT
Interdepartmental Correspondence Sheet

TO: Leslie Zavala, Development Services Department
FROM: Jerry Rankin
COPIES TO: City of San Antonio Zoning Commissioners
SUBJECT: Zoning Case Z2009055


DATE: February 9, 2009

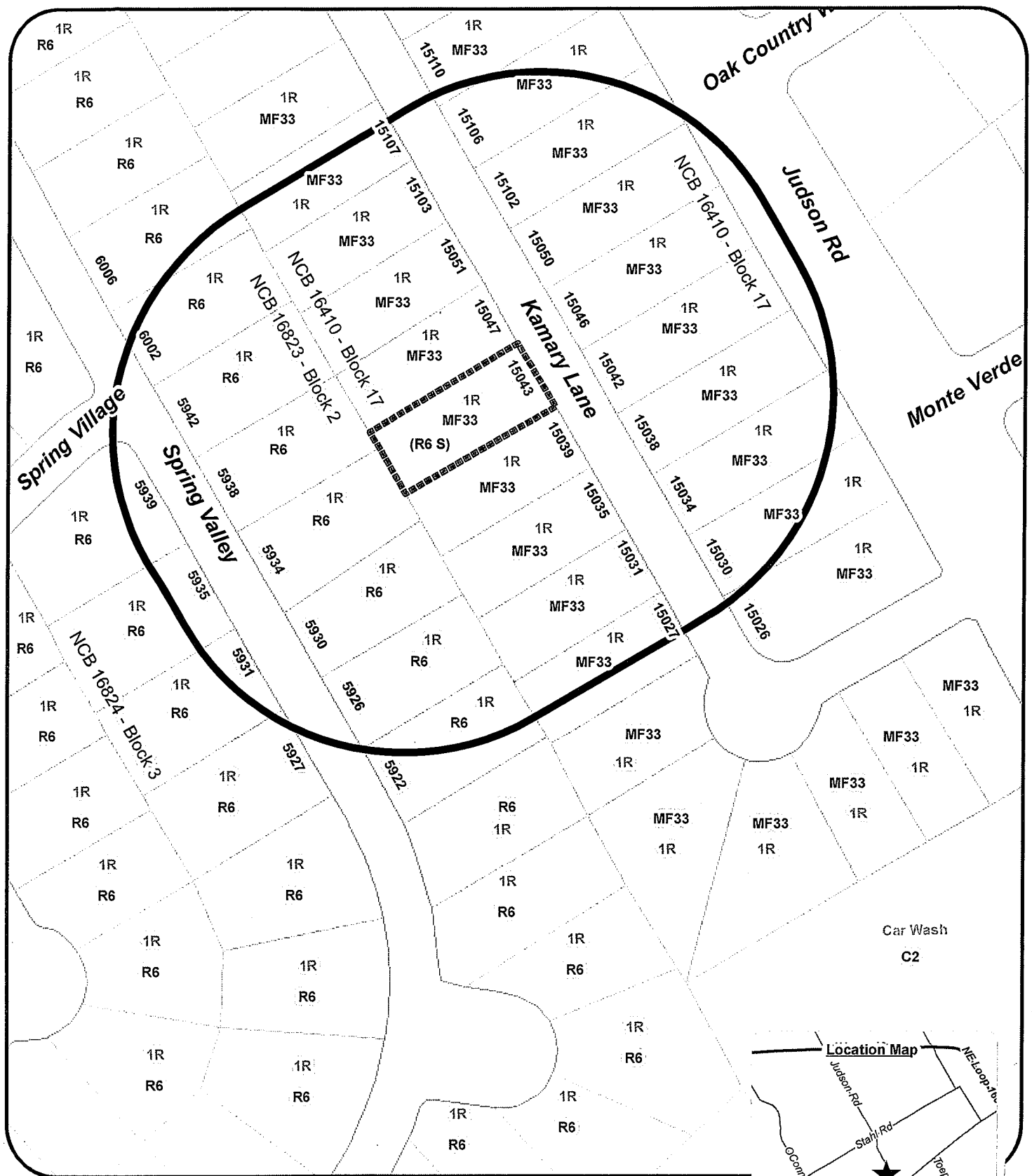
The Aviation Department is in receipt of your request to review zoning case Z2009055.

This property located at 1503 Allena Dr. and is less than 3.5 miles northwest of runway 12R, which is one of the primary runways for San Antonio International Airport. The property listed as Lot 1 Block 1 NCB 11692 is located outside the noise contours. The zoning request change to primary "C-2 conditional" commercial meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at the Noise Mitigation office at 207-3471.


Jerry Rankin
Noise Mitigation



Zoning Case Notification Plan

Case Z2009072 S

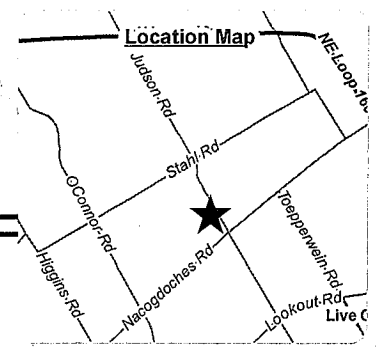
Council District 10

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 13, Block 17, NCB 16410

Legend

Subject Property (0.1641 Acres)
 200' Notification Buffer
 Current Zoning MF33
 Requested Zoning Change (R5)
 100-Year FEMA Floodplain



Planning & Development Services Dept.
 City of San Antonio
 (03/23/2009 - P Trinkle)

CASE NO: Z2009072 S

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Zoning Commission continuance (applicant's request)
from April 7, 2009

Council District: 10

Ferguson Map: 519 B6

Applicant Name:

Owner Name:

Micah & Laura Price

Micah & Laura Price

Zoning Request: From "MF-33" Multi-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for Licensed Child Care.

Property Location: Lot 13, Block 17, NCB 16410

15043 Kamary Lane

On the west side of Kamary Lane, between Creekway and Judson Road

Proposal: To allow a childcare facility

Neigh. Assoc. Spring Creek Neighborhood Alliance

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval, with conditions.

The subject property is approximately 0.16 of an acre, and is currently used as a single-family residence. The existing structure measures approximately 1,747 square feet and was built in 1999. The property was annexed in June 1973, per Ordinance 42200, and was originally zoned "R-3" Multi Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "MF-33" Multi-Family District. Surrounding zoning includes "MF-33" to the north, south, and west; and "R-6" Residential Single-Family District to the west and farther to the east. There is a commercial node, consisting of "C-2" Commercial District and "C-3" General Commercial District, located southwest of the subject property at the intersection of Judson Road and Nacogdoches Road. The subject property is surrounded by single-family homes.

The UDC allows small, in-home childcare facilities in residential zoning districts with a Specific Use Authorization and the following stipulations:

- (a) All childcare facilities shall have a current license issued by the Texas Department of Human Resources.
- (b) Childcare facilities shall comply with the following conditions when allowed in residential zoning districts:
 - (1) Outdoor play space shall not be permitted within the front yard area.
 - (2) No signs shall be permitted except for a name plate not exceeding one (1) square foot in size and attached flat to the main structure.
- (c) The outdoor play space for childcare facilities which abut or are located within a residential zoning district shall be enclosed by a six-foot tall solid (opaque) fence.
- (d) The provision of a childcare facility in a single-family home which may be permitted by a specific use authorization shall require that the owner of the property in question occupy as their primary residence the home providing said day care services.

Staff finds the requested zoning to be appropriate as it constitutes a down-zoning of the subject property. The current multi-family zoning district could allow as many as 5 dwelling units on the subject property. The

CASE NO: Z2009072 S

Final Staff Recommendation - Zoning Commission

applicant's request for a single-family zoning district will serve to protect the low-density residential character of the neighborhood.

Staff also finds the requested specific use authorization to be appropriate given the proposal's limited size and scope. A Licensed Child Care home is limited to no more than 12 children, as defined by the State of Texas. The applicant has obtained the required licensing from the State, and has submitted the required site plan identifying the portion of the home that is used for child care (approximately 860 square feet). Staff believes that this rezoning request, if approved, would not constitute commercial encroachment into a residential area, as the property will continue to function as a residence. Additionally, expansion of the childcare facility beyond the area shown on the site plan or to accommodate more than 12 children will require additional rezoning. Although staff is concerned with the possibility of increased traffic on a residential street, the limited size of the childcare operation should not cause a significant increase of traffic. The subject property includes a two-car garage plus a two-car driveway with additional on-street parking available. The short-term nature of drop-off and pick-up, along with likely staggered arrival times, should minimize the impact of any increase in traffic.

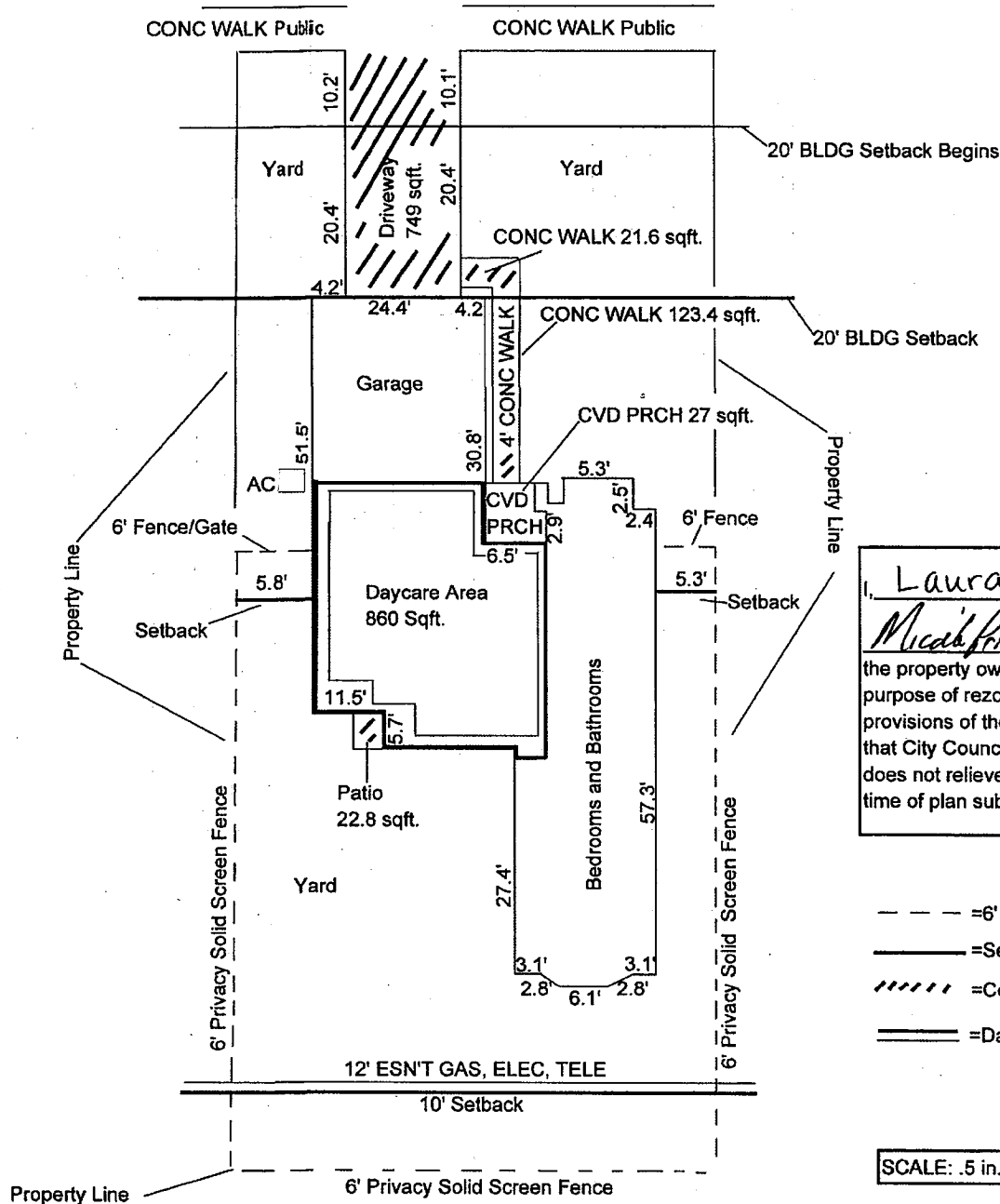
In addition to the requirements listed above, staff recommends the following additional condition:

1. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday; closed Saturday and Sunday.

CASE MANAGER : Micah Diaz 207-5876

KAMARY LANE

15043 Kamary LN
San Antonio, TX. 78247

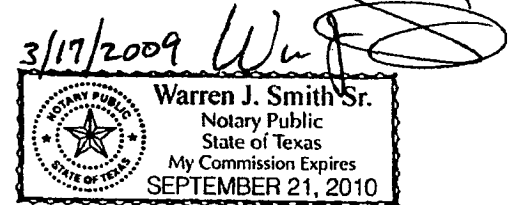


HOME: 1747 Sqft.

Acreage: 0.1641

Childcare Area: 860 sqft.

Impervious Cover: 2690.8



Laura Price Laura Price
Micah Price

the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

- = 6' Privacy Solid Screen Fence
- = Setback
- //// = Conc Walk, Patio, PRCH, Driveway
- == = Daycare Area

SCALE: .5 in. = 10 ft.

Micah Price
Little Jack Price

CASE NO: Z2009073 S

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Zoning Commission continuance (Commissioner's request) from April 7, 2009

Council District: 6

Ferguson Map: 614 B7

Applicant Name:

Martin Reyes

Owner Name:

William L. Lowry Trust

Zoning Request: From "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization to allow a cabinet shop.

Property Location: Lots 14 and 15, Block 12, NCB 16522

6402 and 6406 Tahoka Boulevard

On the south side of Tahoka Boulevard between Julia Place to the west and Arvil Avenue to the east.

Proposal: To allow a cabinet shop

Neigh. Assoc. Cable-Westwood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property consists of undeveloped land situated at the southwest corner of Tahoka Boulevard and Arvil Avenue; north of Old Highway 90. The property is adjacent to R-6 zoning to the north and west and C-3 zoning to the south and east. The surrounding land uses consist of undeveloped land to the north and south; residential dwellings to the west and an Econo Lodge motel to the east. The subject property was originally zoned "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "C-3" General Commercial District. This property was the subject of zoning case Z2006220. In this case, the applicant was denied a zoning change from "C-3 General Commercial District to "MF-33" Multi-Family District.

The applicant is requesting a zoning change to allow a cabinet shop. A cabinet shop is identified in the UDC as a use requiring a minimum zoning district of L to be permitted by-right. However, this use may also be allowed in C-3 with a Specific Use Authorization. The applicant's site plan shows a 2,400 square foot building on the southeast corner of Arvil Avenue and Tahoka Boulevard. Parking is planned to be accommodated on the northern portion of Lot 15. It is unclear how Lot 14 will be utilized based on the applicant's site plan.

Staff finds the request to be inappropriate given the prevalence of single-family residential uses to the west and southwest. Industrial uses are not recommended adjacent to residential uses. This use in particular, could pose a number of significant nuisances to the neighboring properties, including noise pollution, noxious fumes, and the addition of commercial and delivery traffic adjacent to single-family residential uses. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. While ideally this property would continue the development pattern of residential development in this established neighborhood, staff hopes future development would house a neighborhood oriented office or commercial use given the current zoning. The residential dwellings to the immediate west of the subject property are within close proximity to the subject property; thus, the proposed zoning district would create an adverse impact on the neighbors. Further, the subject property has access along Tahoka Boulevard and Arvil

CASE NO: Z2009073 S

Final Staff Recommendation - Zoning Commission

Avenue, which are both local streets. Industrial uses would be most appropriate within business or industrial parks with direct access to freeways.

Given the uses permitted within the requested zoning district and the adjacent homes, a Specific Use Authorization for a cabinet shop would be too intense at this location.

CASE MANAGER : Brenda Valadez 207-7945

10' X 10' Trash Area

NEW 40' X 60' Bldg.
2,400 Sq. Ft.

LOT 15, BLOCK 12
NCB 16522

LOT 14, BLOCK 12
NCB 16522

4' Existing Sidewalk

5' Planter

5' BUILDING SETBACK

40'-0"

60'-0"

5' SIDEWALK

18'-0"

5' Planter

4' Existing Sidewalk

60'-0"

6406 TAHOKA BLVD.

6402 TAHOKA BLVD.

ASPHALT

25'-0"

30'-0"

Ramp ENTER/EXIT

Sawcut Curb

TAHOKA BLVD.

ARVIL AVE.

EXISTING CURB

PL

HC

TYP.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

Final Staff Recommendation - Zoning Commission

The subject property was previously occupied by a recycling facility which had a long history of code violations and non-compliance, which resulted in a fire that caused extensive damage to the property as well as a serious potential threat to the surrounding properties. This is a City-initiated case; the District 5 City Council office requested that this property be rezoned to a district more appropriate for the existing adjacent uses and the surrounding residential neighborhood. Staff recommends "C-1" Light Commercial District. Staff is concerned with access to the subject property. The property is a "flag lot" with limited frontage on West Commerce Street. Per Section 35-515 (h) of the Unified Development Code, flag lots require a minimum driveway width of 10 feet and a minimum frontage at the right-of-way line of 14 feet. The subject property meets these requirements, and therefore can have access from West Commerce Street. The property also

CASE NO: Z2009074

Final Staff Recommendation - Zoning Commission

has access from La Gloria, a local residential street, which could encourage increased traffic through the residential neighborhood; but this will be an issue regardless of the property's zoning. Staff recommends "C-1" because it limits building size and prohibits intense commercial uses that are inconsistent with the surrounding residential neighborhood, while also supporting the continuation of commercial development along West Commerce.

CASE MANAGER : Micah Diaz 207-5876



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2008 FEB 12 PM 3:19

TO: Mayor & City Council

FROM: Councilwoman Lourdes Galvan, District 5

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Pat DiGiovanni, Deputy City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Leticia Callanen, Special Projects Manager; Ramiro Gonzales, Special Projects Coordinator

SUBJECT: Re-zoning of 5317 West Commerce Street

DATE: February 7, 2008

Issue Proposed for Consideration


I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully request that the Development Services Department's Zoning Staff recommend an appropriate re-zoning of 5317 West Commerce Street. I request that the Development Services Department expedite the re-zoning process for a zoning classification that would allow uses consistent and compatible with the surrounding neighborhood.

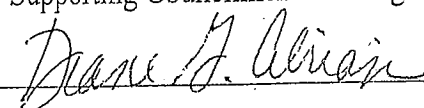
Brief Background

The subject property is currently split-zoned "I-1" General Industrial and "MF-33" Multi-Family Residential. The property was occupied by a recycling facility which had an extensive history of code violations and non-compliance which caused serious concerns to arise within the surrounding residential community, namely, that of a situation which would cause damage to the surrounding area. Unfortunately, the property did experience a fire that resulted in extensive damage to the subject property as well as a serious potential threat to the surrounding area. The re-zoning of this property to a zoning classification appropriate for the existing adjacent uses and surrounding residential neighborhood would allow for more consistent zoning in the area, and the opportunity to avoid future risks to residential homes by making future uses on the site more compatible with, and less dangerous to, the neighborhood.

Submitted for Council consideration
by:


Councilwoman Lourdes Galvan, District 5

Supporting Councilmembers' Signatures (4 only)

1. 

District No.

8

42009074

2. Mary Alice T. Cisneros 1
3. Charles L. May Jr. for Jennifer Ramos 3
4. John R. May 7

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2008 FEB 12 PM 3:19

A RESOLUTION 2009-03-05-0006R

DIRECTING DEVELOPMENT SERVICES STAFF TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF PROPERTY LOCATED AT 5317 WEST COMMERCE STREET, TO CHANGE INCONSISTANT ZONING OF PROPERTY TO APPROPRIATE ZONING DISTRICTS COMPATIBLE WITH THE CURRENT USE AND THE SURROUNDING AREA.

* * * * *

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties which are inconsistent to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

Section 1. The City Council hereby directs City Staff to initiate a change in the zoning district boundary of property generally located at 5317 West Commerce Street, to change inconsistent zoning district boundaries of properties to appropriate zoning districts compatible with the current use and the surrounding area.

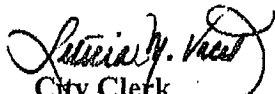
Section 2. This resolution shall be effective on March 15, 2009.

PASSED AND APPROVED this 5th day of March, 2009.


M A Y O R

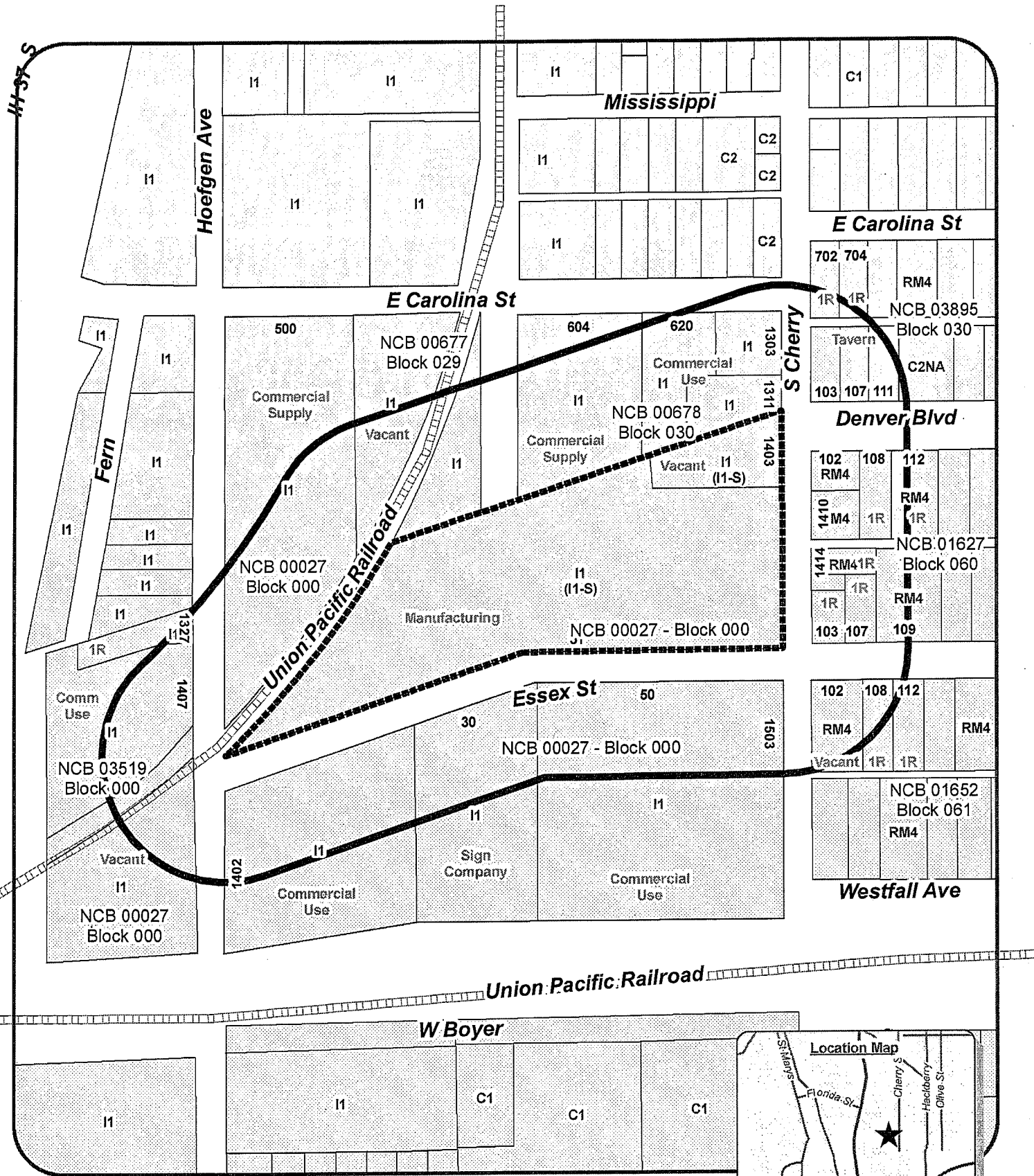
PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


For City Attorney



Zoning Case Notification Plan

Case Z-2009-078 S

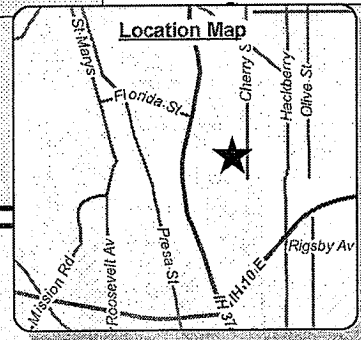
Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 07057 - Block 000 - Lots 1 thru 12, Parcel A-27 and All of Parcel A-3 North of Essex St

Legend

- Subject Property (4.834 Acres)
- 200' Notification Buffer
- Current Zoning I1
- Requested Zoning Change (I1-S)
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(04/09/2009 - E Hart)

CASE NO: Z2009078 S

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District 2

Ferguson Map: 617 B8

Applicant Name:

Edgar G. Lozano

Owner Name:

Edgar G. Lozano

Zoning Request From "I-1" General Industrial District to "I-1 S" General Industrial District with a Specific Use Authorization for Millwork and Wood Products Manufacturing.

Property Location: A-3, Lot 1 thru 12, A-27, NCB 7057 (4.8341 acres)

51 Essex Street

On the north side of Essex Street between South Cherry Street and Hoefgen Avenue

Proposal: To allow Pallet Manufacturing

Neighborhood Association: None

Neighborhood Plan: Arena District/ Eastside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval with conditions.

The subject property is located within the original city limits on the City's near east side, and totals approximately 4.8341 acres. The current business that is located on the site is pallet manufacturing. "I-1" General Industrial District zoning currently exists to the north, south across Essex Street and to the west across the Union Pacific Railroad. Properties to the east across South Cherry Street are zoned "RM-4" Residential Mixed District. Industrial uses are located to the north, south and west of the subject property with single and mixed residential family dwellings to the east, across South Cherry Street.

The owner was cited for not having a Certificate of Occupancy after a fire damaged some structures in 2008. The owner of the 4.8341 acre site has been repeatedly cited by Code Compliance and because of continuing violations the owner was referred to Municipal Court. The owner is attempting to bring the current use of the property into compliance by rezoning the 4.8341 acre site to "I-1 S", the appropriate zoning district for Pallet Manufacturing. The applicant's request is consistent with the Arena District / Eastside Community Plan, which identifies Light Industrial as the future land use for the 4.8341 acre site. Staff finds the request for a Specific Use Authorization to be appropriate given the subject property's location and its proximity to IH 37 South and East Carolina Street. The application of a Specific Use Authorization will provide an opportunity to limit the impact of the existing use on the surrounding neighborhood and the surrounding area.

Staff recommends the following conditions to insure substantial improvement to the current conditions at this location:

1. Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Friday.
2. Primary ingress/egress to the site shall be from Essex Street. There shall be no commercial access from South Cherry Street. Access from South Cherry Street shall be only for non-commercial and emergency vehicles.
3. An 8 foot solid screen fence shall be maintained along South Cherry Street and Essex Street.
4. Outside storage of materials shall be limited to 10 feet.

CASE NO: Z2009078 S

Final Staff Recommendation - Zoning Commission

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

CASE MANAGER : Pedro Vega 207-7980

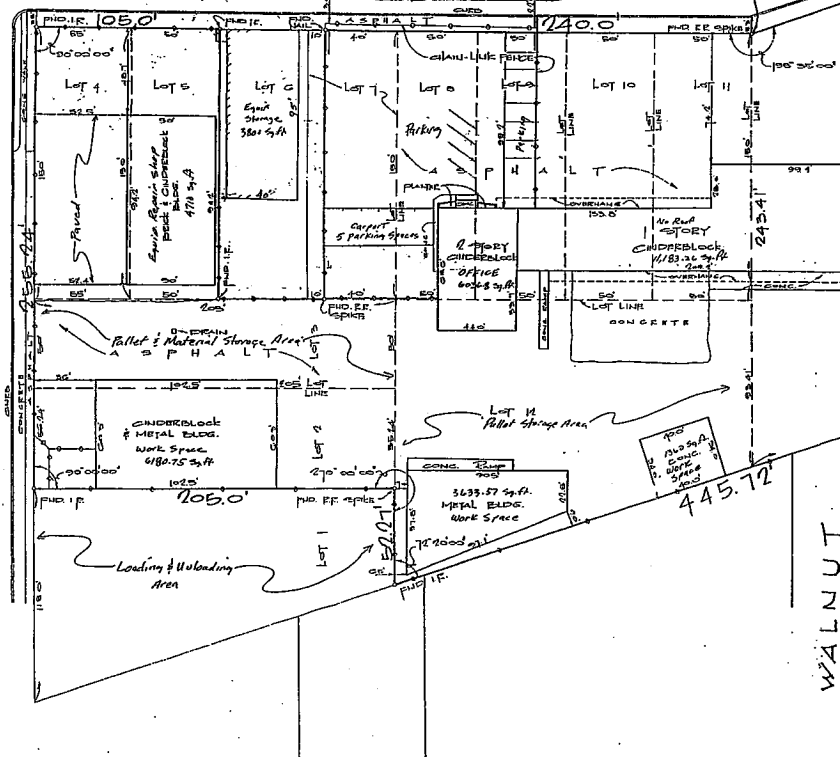
CHERRY ST.

ESSEX

ENTRANCE

ST.

P.O.B.



N.C.B. 7057

Site Plan

I, the undersigned, the property owner, acknowledge that this site plan submitted for the purpose of obtaining this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any City-adopted Codes at the time of plan submission for building permits.

BEING A 4.795 ACRES TRACT, MORE OR LESS, CONSISTING OF LOT 2 THROUGH E, LOTS D & F, THE WEST 1/2 OF LOT 7, AND A PORTION OF LOT A-D, NEW CITY BLOCK 7051, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE CITY ENGINEER'S MAP ON FILE WITH THE CITY OF SAN ANTONIO.

Legend
 --- Fence
 4598,705 sq ft - paved area

SCALE: 1" = 30'



NO.	REVISION	DRAWN	CHECK	DATE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

REAVES ENGINEERING, INC.
 P.O. BOX 79193 • SAN ANTONIO, TEXAS • 78279-0193
 (512) 480-4000

TITLE: TRACT 2
 CHERRY ST. AT ESSEX ST.

DATE: 7-5-91
 DESIGNED: [Signature]
 CHECKED: [Signature]
 DRAWN: [Signature]
 SHEET: 1 of 1

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009078

Address: 51 Essex Street

Existing Zoning: "I-1"

Requested Zoning: "I-1 S"
Specific Use Authorization for
Millwork & Wood Products
Manufacturing

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Arena District / Eastside Community Plan

Future Land Use for the site: Light Industrial

Analysis:

The subject property is approximately 4.8341 acres and is located at the northwest side of Essex Street and South Cherry Street intersection. Industrial uses are located to the north, south and west of the subject property. Also, rail road tracks are located to the west. Single and Mixed Residential Family residences are located to the east, across from South Cherry Street.

The future land use in the Arena District / Eastside Community Plan designates this property as Light Industrial. Light Industrial land use classification in the plan is described as: mix of light manufacturing uses, office park, and limited retail and service uses the service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

The proposed I-1 S, Specific Use Authorization for Millwork & Wood Products Manufacturing (pallet manufacturing) land use classification would be continuation of the existing use and fits into the Light Industrial land use classification of the plan. The proposed zoning change would not create adverse impact to this part of Essex Street, considering the existing similar industrial uses surrounding this property and existing rail road tracks. However, the ingress aggress of the trucks should be from Essex Street and should be avoided from the adjacent neighborhood. In addition, outside storage is undesired and is not recommended by the Arena District / Eastside Community Plan.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

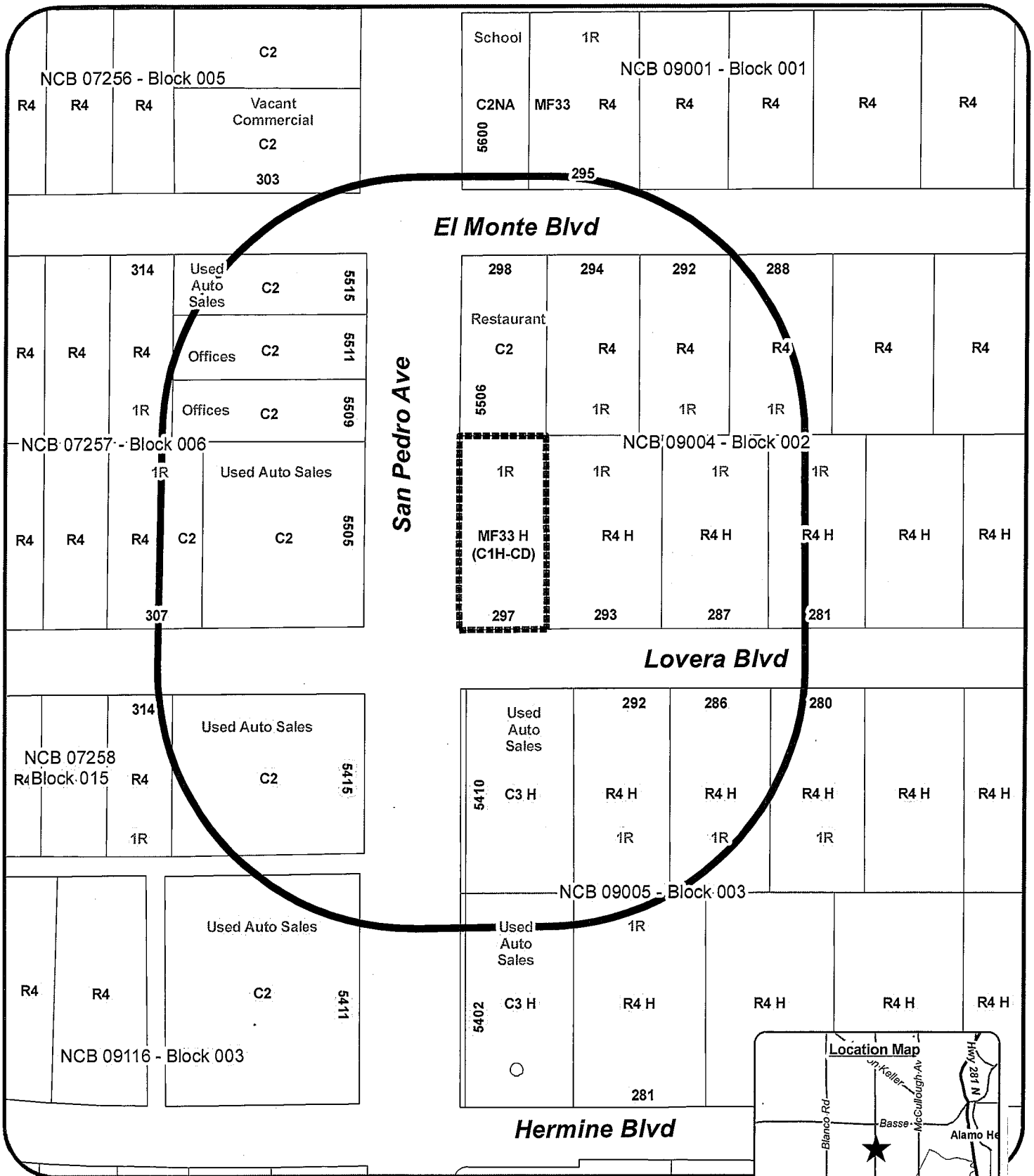
Reviewer: John Osten

Title: Senior Planner

Date: April 03, 2009

Manager Review: Nina Nixon-Mendez

Date: April 03, 2009



Zoning Case Notification Plan

Case Z-2009-079 CD

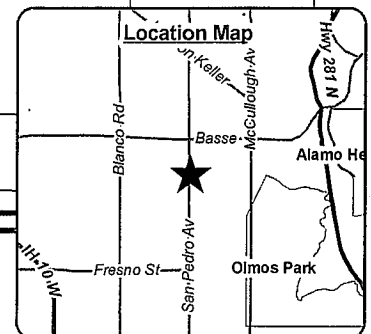
Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09004 - Block 002 - Lots 105, 106 & E 20.5 ft of Lot 107

Legend

- Subject Property (0.2429 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(04/06/2009 - E Hart)

CASE NO: Z2009079 CD

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 1

Ferguson Map: 582 D4

Applicant Name:

Owner Name:

Eduardo, Bertha & Maria Ordaz

Eduardo, Bertha & Maria Ordaz

Zoning Request: From "H MF-33" Multi-Family Olmos Park Terrace Historic District to "H C-1 CD" Light Commercial Olmos Park Terrace Historic District with a Conditional Use for auto sales.

Property Location: Lots 105, 106 and the east 20 feet of 107, Block 2, NCB 9004

297 Lovera Boulevard

On the northeast corner of the intersection of San Pedro Avenue and Lovera Boulevard.

Proposal: To allow auto sales

Neigh. Assoc. Olmos Park Terrace Neighborhood Association. Northmoor Neighborhood Association is within 200 feet.

Neigh. Plan North Central Neighborhoods Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property fronts on Lovera Boulevard, a local access street, and is situated on a corner lot with frontage on San Pedro Avenue, (a Primary Arterial "Type B" street). The subject property is .2429 of an acre and is occupied by a single-family dwelling that measures approximately 1,200 square feet and was constructed in 1946. The property is adjacent to R-4 zoning to the east, C-2 zoning to the north and west and C-3 zoning to the south. The surrounding land uses consist of residential dwellings to the east; a restaurant to the north and auto sales to the west and south. The Olmos Park Terrace Historic District overlay was applied to the area in October of 2007.

The applicant is requesting a zoning change to allow auto sales. Auto sales is identified in the UDC as a use requiring a minimum zoning district of C-3 to be allowed by-right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in C-3 General Commercial District may be allowed as a conditional use in C-1.

The future land use designation for the subject property is Neighborhood Commercial. The Neighborhood Commercial land use category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail uses that serve a market equivalent to a neighborhood. The proposed use is significantly higher in intensity than Neighborhood Commercial uses and will not directly serve the neighborhood residents in the same way as a small scale retail or professional services establishment. To that end, staff believes that auto sales, as proposed, at this location would not advance the goals of the North Central Neighborhoods Community Plan. The Plan encourages uses that would enhance the aesthetic quality of the area, and discourages commercial encroachment into residential areas. Although auto sales are not explicitly addressed in the plan, the plan goals imply that such uses are an impediment to the aesthetic of the neighborhood.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2009079

Address: 297 Lovera Boulevard

Existing Zoning: MF-33H

Requested Zoning: C-1H CD with
a Conditional Use for an Auto
Sales

Registered Neighborhood Association(s): Olmos Park Terrace, Northmoor is within 200 ft.

Neighborhood/Community/Perimeter Plan: North Central Neighborhoods Community Plan

Future Land Use for the site: Neighborhood Commercial

Analysis:

The subject property is approximately 0.2429 acre and is located at the northeast side of Lovera Boulevard and San Pedro Avenue intersection. Commercial uses are located to the north, south and west of the subject property. Single Family residence abuts the property to the east.

The future land use in the Greater Dellview Area Community Plan designates this property as Neighborhood Commercial. Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. These type of uses should be located at the intersection of a collector and arterial street or where an existing commercial area has been established.

Additionally, all off-street parking and vehicle uses adjacent to residential uses require buffer landscaping, lighting and signage controls. Examples of Neighborhood Commercial services are small gasoline stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, daycare centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings.

Objective 1.3: Create an inviting streetscape along San Pedro Avenue and Blanco Road that is pedestrian friendly.

Goal 2: Encourage the establishment of neighborhood-friendly business along the commercial corridors that promote pedestrian accessibility.

Goal 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

Objective 6.3 Reduce visual pollution on the commercial corridors.

Other Comments:

The proposed C-1H CD, Conditional Use for Auto Sales zoning classification would present an increase of a high intensity regional commercial use into an area which has been affected adversely with the existing similar uses. The proposed zoning change would turn this part of San Pedro Avenue, considering the existing similar uses, into an auto sales center/node which is not a goal of the North Central Neighborhoods Community Plan. However, Neighborhood Commercial Zoning District is supported by the Community Plan.

Neighborhood and Urban Design Division Zoning Case Review

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation:

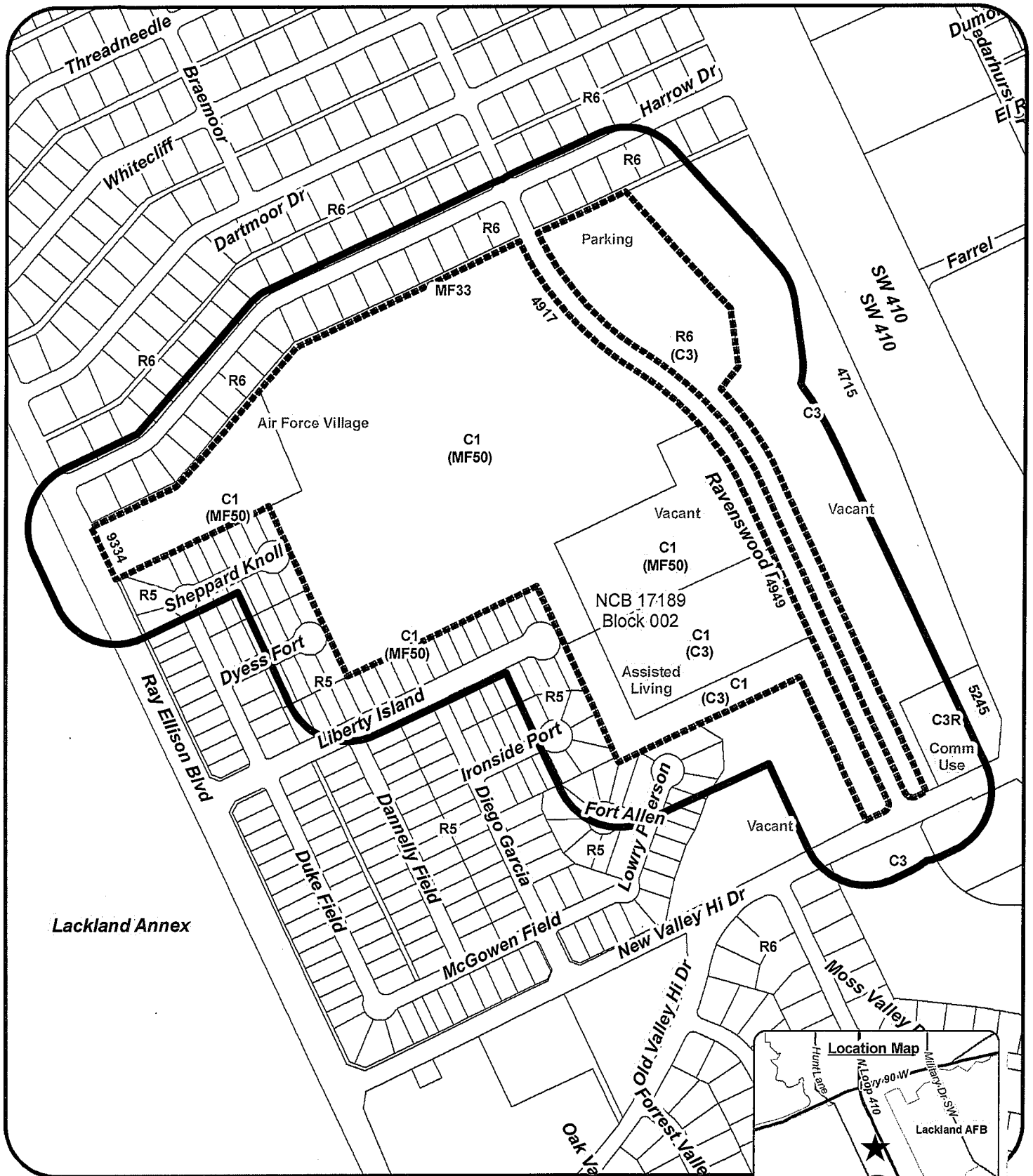
Reviewer: John Osten

Title: Senior Planner

Date: March 24, 2009

Manager Review: Nina Nixon-Mendez

Date: March 24, 2009



Zoning Case Notification Plan

Case Z-2009-080

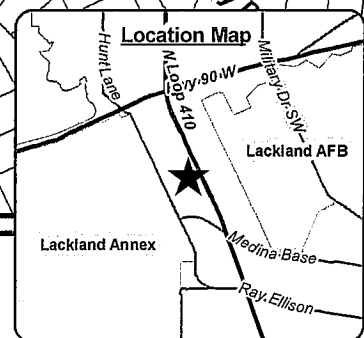
Council District 4

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): 46.26 Acres out of NCB 17189 and CB 4307

Legend

Subject Property	=====	(46.26 Acres)
200' Notification Buffer	—————	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	—————	



Planning & Development Services Dept
City of San Antonio
(04/08/2009 - E Hart)

CASE NO: Z2009080

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 4

Ferguson Map: 647 C3

Applicant Name:

Air Force Village Foundation, Inc.

Owner Name:

Air Force Village Foundation, Inc. c/o Leo M Cutcliff Jr.

Zoning Request: From "R-6" Residential Single Family District, "MF-33" Multi-Family District and "C-1" Light Commercial District to "MF-50 Multi-Family District (32.439 acres) and "C-3" General Commercial District (13.821 acres).

Property Location: 46.26 acres out of NCB 17189 and CB 4307

4917 and 4949 Ravenswood Drive and 9334 Ray Ellison Boulevard

On the north side of New Valley Hi Drive between Southwest Loop 410 to the east and Ray Ellison Boulevard to the west.

Proposal: To allow for the redevelopment of an existing multi-family retirement community and a health care facility

Neigh. Assoc. Valley Hi North Neighborhood Association. The People Active in Community Effort is within 200 feet.

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis has been submitted.

Staff Recommendation:

Approval

The subject property is occupied by an existing multi-family retirement community and health care facility. The property is adjacent to R-6 zoning to the north, C-3 zoning to the east, R-5 zoning to the west and R-6 and C-3 zoning to the south. The surrounding land uses consist of undeveloped land and Southwest Loop 410 to the east; residential dwellings to the north and west and residential dwellings and commercial uses to the south. The property directly to the east, which is located at 4715 Southwest Loop 410, was the subject of a rezoning case in 2007 (Z2007293) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to C-3 General Commercial District.

The applicant's request is to allow the redevelopment of the existing multi-family retirement facility and to accommodate a health care center. According to the Bexar County Appraisal District data, the existing facility which is approximately 350,000 square feet was constructed in stages since the 1970s. However, the B-1 District was converted to C-1 upon adoption of the 2001 Unified Development Code. A facility of this size is no longer allowed in the C-1 District, deeming this structure non-conforming.

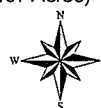
The MF-50 zoning request would alleviate the C-1 development constraints, which requires a maximum building size of 5,000 square feet for individual buildings and an aggregate of 15,000 square feet as well as parking in the rear of the principal use or building. The applicant is also requesting a C-3 designation to allow the construction of a health care facility. Staff finds the request to be appropriate given the subject property's location near a major arterial and freeway as well as the prevalence of commercial zoning and uses to the south and southeast. Additionally, medium and high density residential districts also serve as transitional districts between non-residential and single family residential land uses.

CASE NO: Z2009080

Final Staff Recommendation - Zoning Commission

Further, medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Southwest Loop 410 (a Freeway) to the east and Ray Ellison Boulevard (a Secondary Arterial Type "A" street) to the west. In addition, there is access to VIA bus stops along Ray Ellison Boulevard and New Valley Hi Drive.

CASE MANAGER : Brenda Valadez 207-7945



Planning & Development Services Dept
City of San Antonio
(04/01/2009 - E Hart)

CASE NO: Z2009082

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 2

Ferguson Map: 653 C1

Applicant Name: **Owner Name:**

Harry Jewett En Seguido, Ltd. and Farmco Trust

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 6.497 acres out of Block 33, NCB 18273

6150 Rigsby Avenue

At the southwest corner of Rigsby Avenue (US Highway 87) and Foster Meadows

Proposal: To allow commercial development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis (TIA) will be required at platting or permitting.

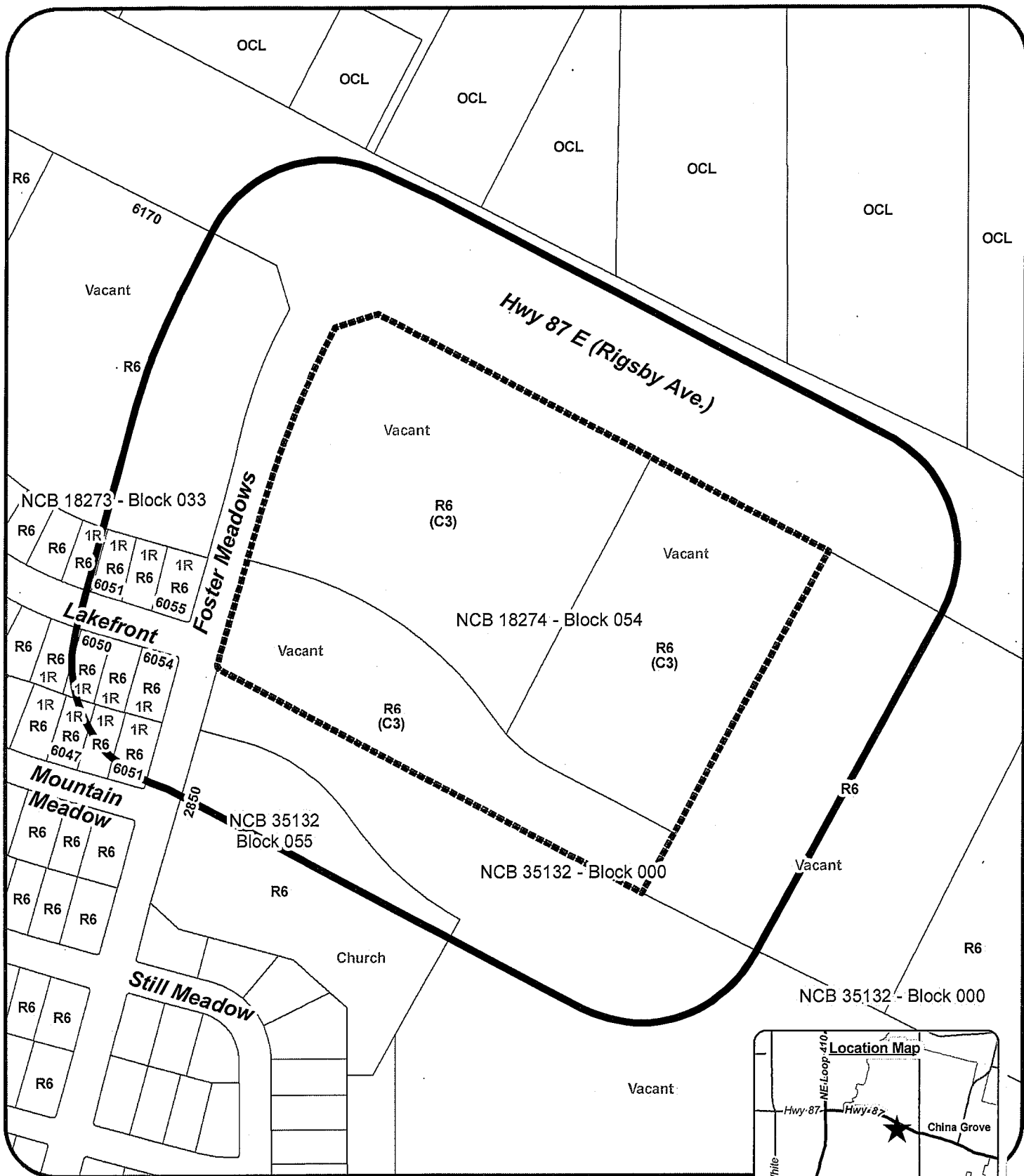
Staff Recommendation:

Denial.

The subject property is approximately 6.5 acres located at the southwest corner of Rigsby Avenue (Hwy 87 E) and Foster Meadows. The property is currently vacant, but includes an existing concrete slab, a masonry and wooden privacy fence that bisects the property, and storage of construction materials (screened from view by a privacy fence). The property was annexed in December 2000, per Ordinance 92906. The property was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-6" Residential Single-Family District. Properties to the west, south, and east of the subject property are zoned "R-6" and include single-family homes to the south; a retail store, gas station, and church to the west; and undeveloped land to the east. Properties to the north, across Rigsby Avenue, are located outside of the San Antonio city limits and, therefore, are not subject to the City's zoning regulations. Land uses along the north side of Rigsby Avenue include intense commercial and light industrial uses such as office/warehouses, auto paint and body, a tow yard, trailer repair and services, solid-waste sanitation service, pipe and steel supplier, modular building sales, dry-wall contractor, and a restaurant.

This request does not conform to the proposed Eastern Triangle Community Plan. The proposed future land use plan designates the western portion of the subject property as Medium Density Residential, and the eastern portion of the property as Neighborhood Commercial. The medium density residential land uses classification includes single-family residential development with limited multi-family development (up to four dwelling units per lot). These medium-density uses may serve as a buffer between low-density residential development and more intense commercial land uses. Neighborhood commercial land uses are most appropriately located where arterials or collector streets meet other arterials, collectors, or residential streets. Neighborhood commercial uses are low intensity commercial uses, and may serve as an appropriate buffer between arterial thoroughfares and residential developments. The requested "C-3" district is typically considered a Regional Commercial land use, which is most appropriately located on large-acreage lots at intersections of highways and major arterials. "C-3" districts should be separated from single-family residential uses by transitional zoning.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2009083

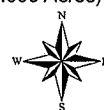
Council District 2

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 8.459 acres out of Block 54, NCB 18274
and 2.64 acres out of NCB 35132

Legend

- Subject Property (11.099 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(04/01/2009 - E Hart)

CASE NO: Z2009083

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 2

Ferguson Map: 653 C1

Applicant Name:

Owner Name:

Harry Jewett

Farmco Trust

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 8.459 acres out of Block 54, NCB 18274 and 2.64 acres out of NCB 35132

6320 Rigsby Avenue

At the southeast corner of Rigsby Avenue (US Highway 87) and Foster Meadows

Proposal: To allow commercial development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis (TIA) will be required at platting or permitting.

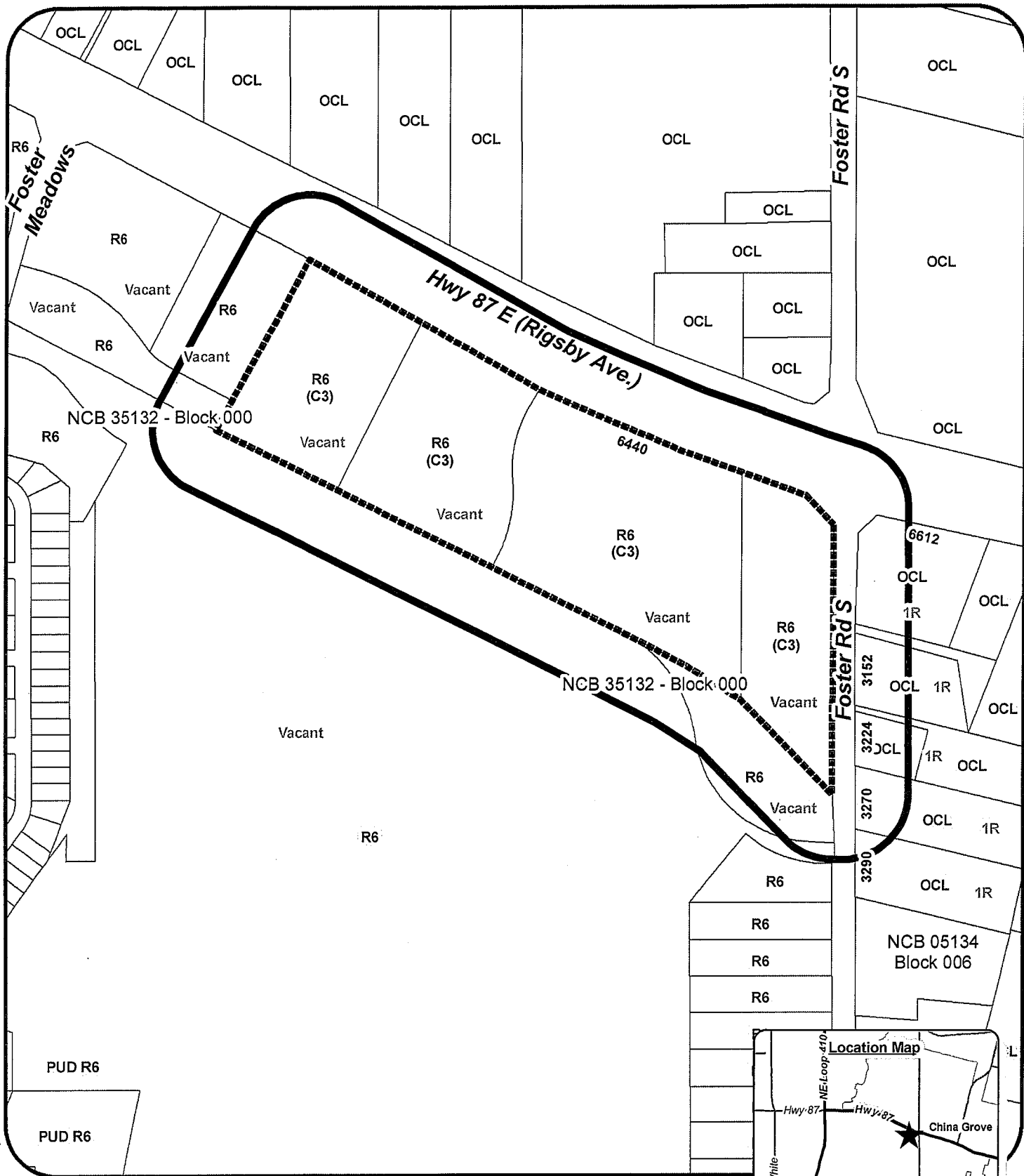
Staff Recommendation:

Denial.

The subject property is approximately 11.1 acres located at the southeast corner of Rigsby Avenue (Hwy 87 E) and Foster Meadows. The property is currently undeveloped, with the exception of a masonry and wooden privacy fence that bisects a portion of the property. The property was annexed in December 2000, per Ordinance 92906. The property was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-6" Residential Single-Family District. Properties to the west, south, and east of the subject property are zoned "R-6" and include undeveloped land and a church to the south; single-family homes to the southwest; and undeveloped land to the east and west. Properties to the north, across Rigsby Avenue, are located outside of the San Antonio city limits and, therefore, are not subject to the City's zoning regulations. Land uses along the north side of Rigsby Avenue include intense commercial and light industrial uses such as office/warehouses, auto paint and body, a tow yard, trailer repair and services, solid-waste sanitation service, pipe and steel supplier, modular building sales, dry-wall contractor, and a restaurant.

This request does not conform to the proposed Eastern Triangle Community Plan. The proposed future land use plan designates the western portion of the subject property as Neighborhood Commercial, and the eastern portion of the property as Rural Living. Neighborhood commercial land uses are most appropriately located where arterials or collector streets meet other arterials, collectors, or residential streets. Neighborhood commercial uses are low intensity commercial uses, and may serve as an appropriate buffer between arterial thoroughfares and residential developments. The rural living land use classification includes a mix of residential and commercial uses, and aims to provide a transitional area between more urbanized dense development and significantly rural, open and agricultural land uses. The requested "C-3" district is typically considered a Regional Commercial land use, which is most appropriately located on large-acreage lots at intersections of highways and major arterials.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2009084

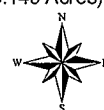
Council District 2

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): 28.145 acres out of NCB 35132

Legend

- Subject Property (28.145 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(04/01/2009 - E Hart)

CASE NO: Z2009084

Final Staff Recommendation - Zoning Commission

Date: April 21, 2009

Council District: 2

Ferguson Map: 653 C2

Applicant Name:

Harry Jewett

Owner Name:

Dos Rios Trust and CEM Investments Inc.

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 28.145 acres out of NCB 35132

6440 Rigsby Avenue

At the southwest corner of Rigsby Avenue (US Highway 87) and South Foster Road

Proposal: To allow commercial development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 2 Traffic Impact Analysis (TIA) will be required at platting or permitting.

Staff Recommendation:

Denial.

The subject property is approximately 28.2 acres located along the south side of Rigsby Avenue (Hwy 87 E), at the southwest corner of South Foster Road, and is currently undeveloped. The property was annexed in December 2000, per Ordinance 92906. The property was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-6" Residential Single-Family District. Properties to the west and south of the subject property are zoned "R-6" and include undeveloped land, with single-family homes located farther south along South Foster Road. Properties to the north across Rigsby Avenue and to the east across Foster Road are located outside of the San Antonio city limits and, therefore, are not subject to the City's zoning regulations. Land uses along the north side of Rigsby Avenue include intense commercial and light industrial uses such as office/warehouses, auto paint and body, a tow yard, trailer repair and services, solid-waste sanitation service, pipe and steel supplier, modular building sales, dry-wall contractor, and a restaurant. Land uses along the east side of Foster Road include large-lot single-family residences.

This request does not conform to the proposed Eastern Triangle Community Plan. The proposed future land use plan designates the subject property as Rural Living. The rural living land use classification includes a mix of residential and commercial uses, and aims to provide a transitional area between more urbanized dense development and significantly rural, open and agricultural land uses. The requested "C-3" district is typically considered a Regional Commercial land use, which is most appropriately located on large-acreage lots at intersections of highways and major arterials.

CASE MANAGER : Micah Diaz 207-5876